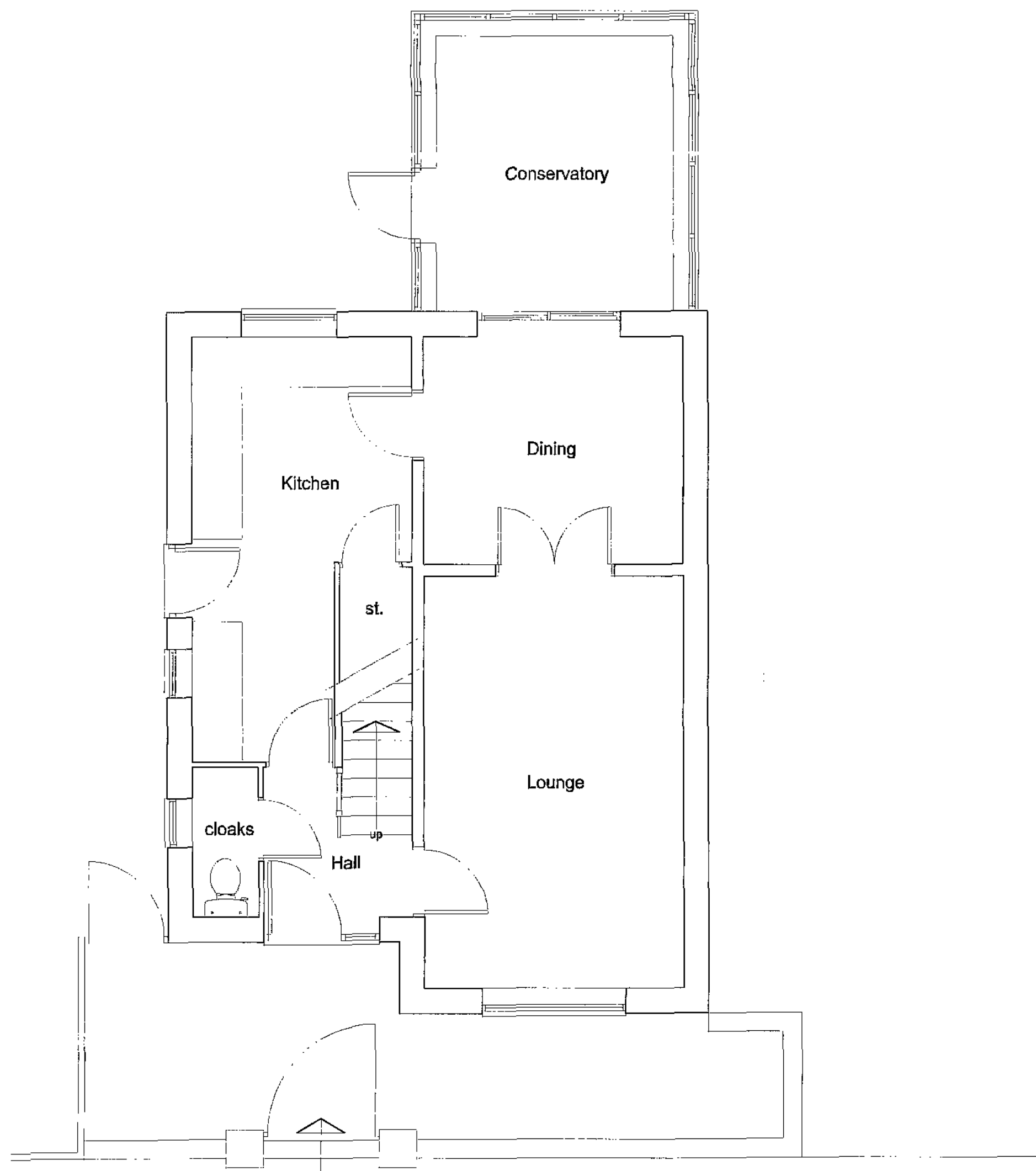




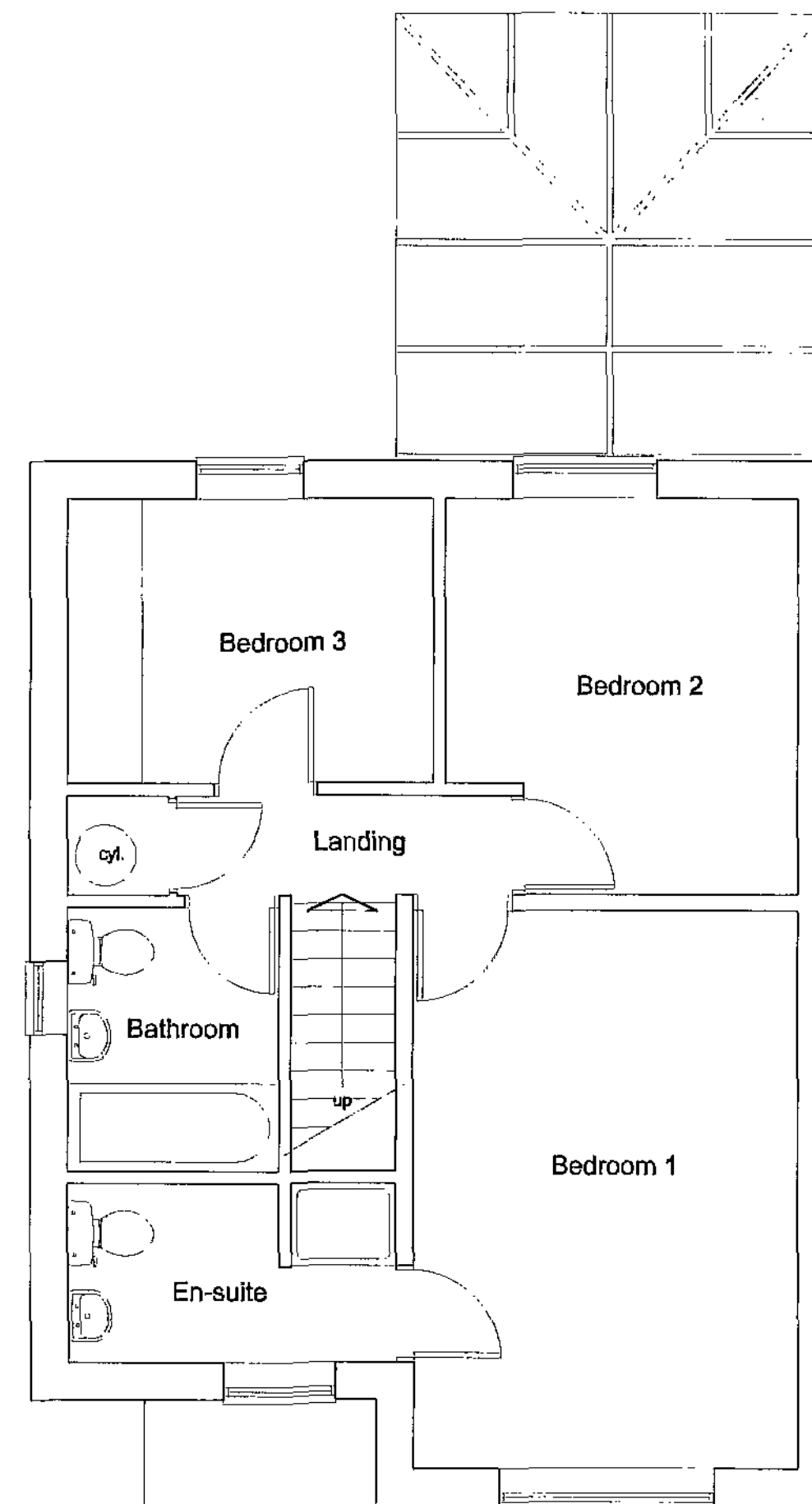
Front Elevation



Side Elevation



Ground Floor Plan



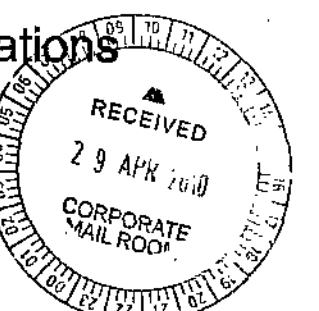
First Floor Plan



Rear Elevation

Client
Mr & Mrs A Copeland

Job Title
Proposed Alterations
20 Bole Close
Wombwell
Barnsley
S73 8AZ



Drawing Title
Existing Plans and Elevations

Scale 1:50

Date April 2010 Drawn by MJH

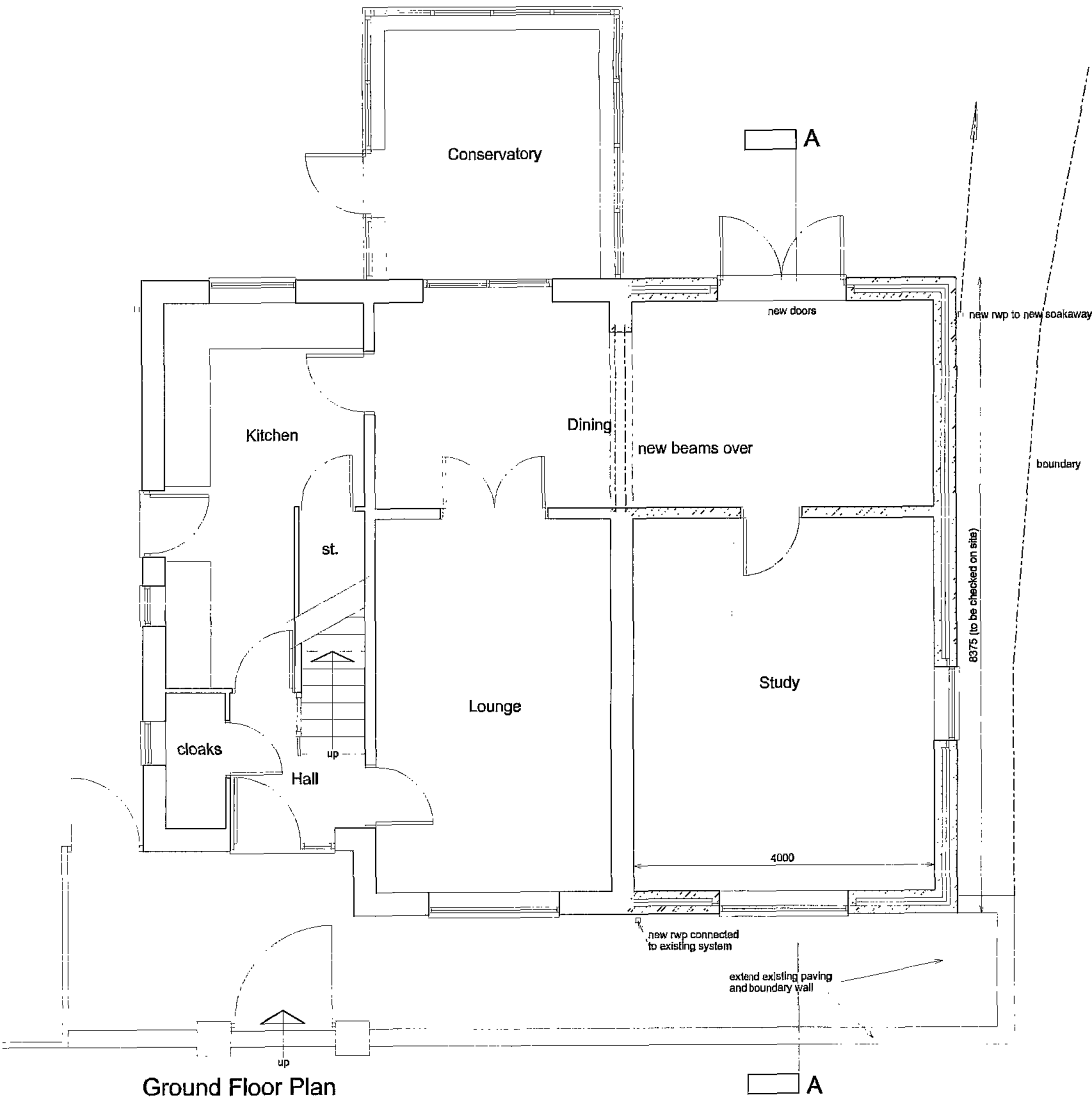
Drawing No. 819-01 Rev.



Front Elevation



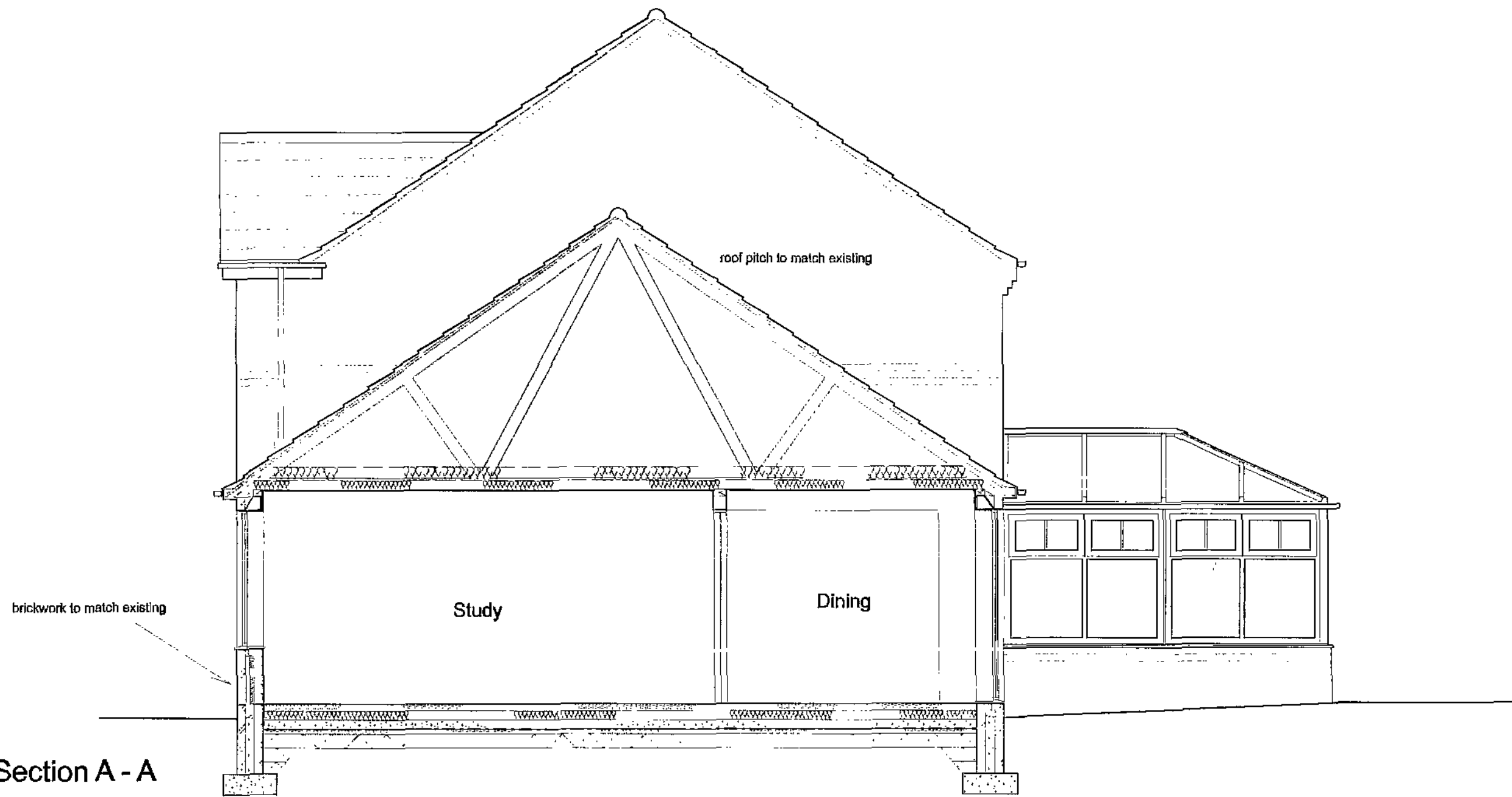
Rear Elevation



Ground Floor Plan



Side Elevation



Section A - A

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 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. Mastie pointing to reveals.

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.
Construction to give min. 0.30W/m K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

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

Ground Floor
75mm thick sand/cement screed on 100mm thick concrete slab on Visqueen High Performance Radon Membrane on 100mm thick Celotex GA3000 Insulation on 50mm thick sand blinding on 150mm thick well consolidated hardcore.

Roof:
Concrete roof tiles to match existing fixed to 38 x 25mm s/w battens to Manufacturers recommendations on reinforced bitumen felt underlay on s/w timber roof trusses designed and manufactured by specialist at 600mm centres. 100 x 75mm wallplate fixed to wall at 600mm centres. 25mm soffit ventilation and continuous ridge vent to provide adequate cross ventilation. 100mm Kingspan insulation laid between joists. 150mm thick Kingspan Insulation laid over joists. Min. 50mm clear air space required above insulation. 100x50mm s/w ceiling joists at 450mm centres. 12.5mm plasterboard to underside and skim finish. All joints to have scrim tape.

Ties:
Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.

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.

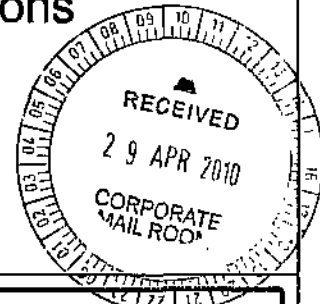
Ventilation
Background ventilation to habitable room to be min. 8000mm². (trickle ventilators in window heads).
Windows to have opening lights min. 1/20th of floor area.

Drainages:
New drains to be vitrified clay pipes with approved flexible joints connected to existing system. Drains to be linteled over where passing under walls and surrounded with pea gravel where passing close to building.

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.
Surface water from new extension to go to soakaway. Wall ties to new external walls to be stainless steel positioned at 450mm centres vertically and 750mm horizontally and at every block course at reveals
All heating to be carried out by Gas Safe registered person. All electrical work to be carried out by a competent person under Approved Document Part P.
Flyscreen required to soffit ventilation.
New lintels to be insulated, by Catnic or equal approved.
New wall ties to be vertical twist type.
'u' value for new wall construction to be 0.3W
Stability calculations to be provided by structural engineer.
Strutting to mid-span of ground floor joists.
D.P.M. to be 1200 gauge Visqueen to run continuously to outer leaf, lapped and lapped 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.
Thermabale or equal approved Insulated cavity closers to new window and door openings.
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 sealed on concrete padstones to Structural Engineers details.
Galvanised steel restraint straps required to wallplate at max. 2.0m centres.
Galvanised steel straps required to gable 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.

A	
Client	
Mr & Mrs A Copeland	
Job Title	
Proposed Alterations 20 Boile Close Wombwell Barnsley S73 8AZ	
Drawing Title	
Proposed Plans Elevations and Section A - A	
Scale	1:50
Date	April 2010
Drawn by	MJH
Drawing No.	819-02
Rev.	

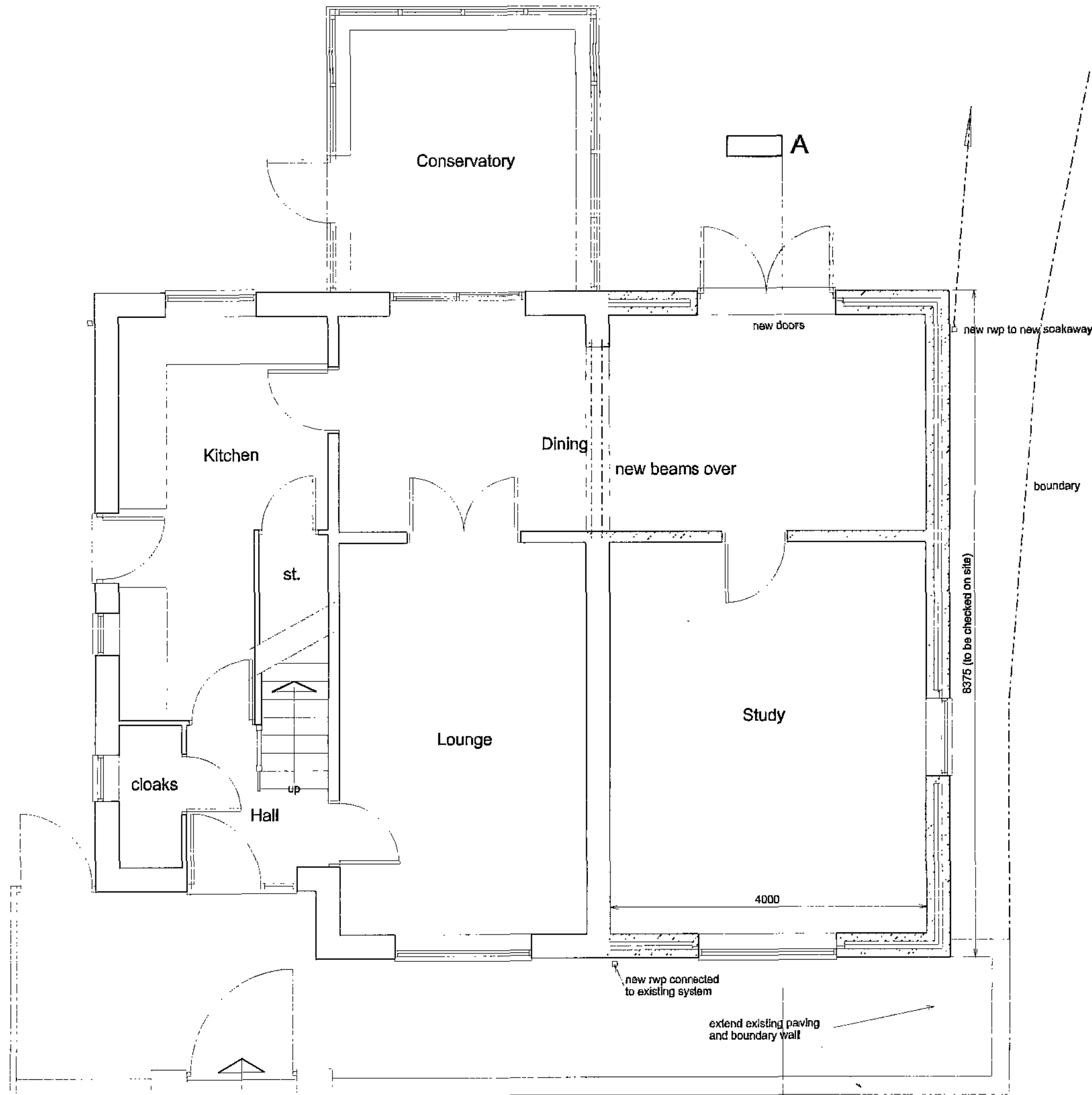




Front Elevation



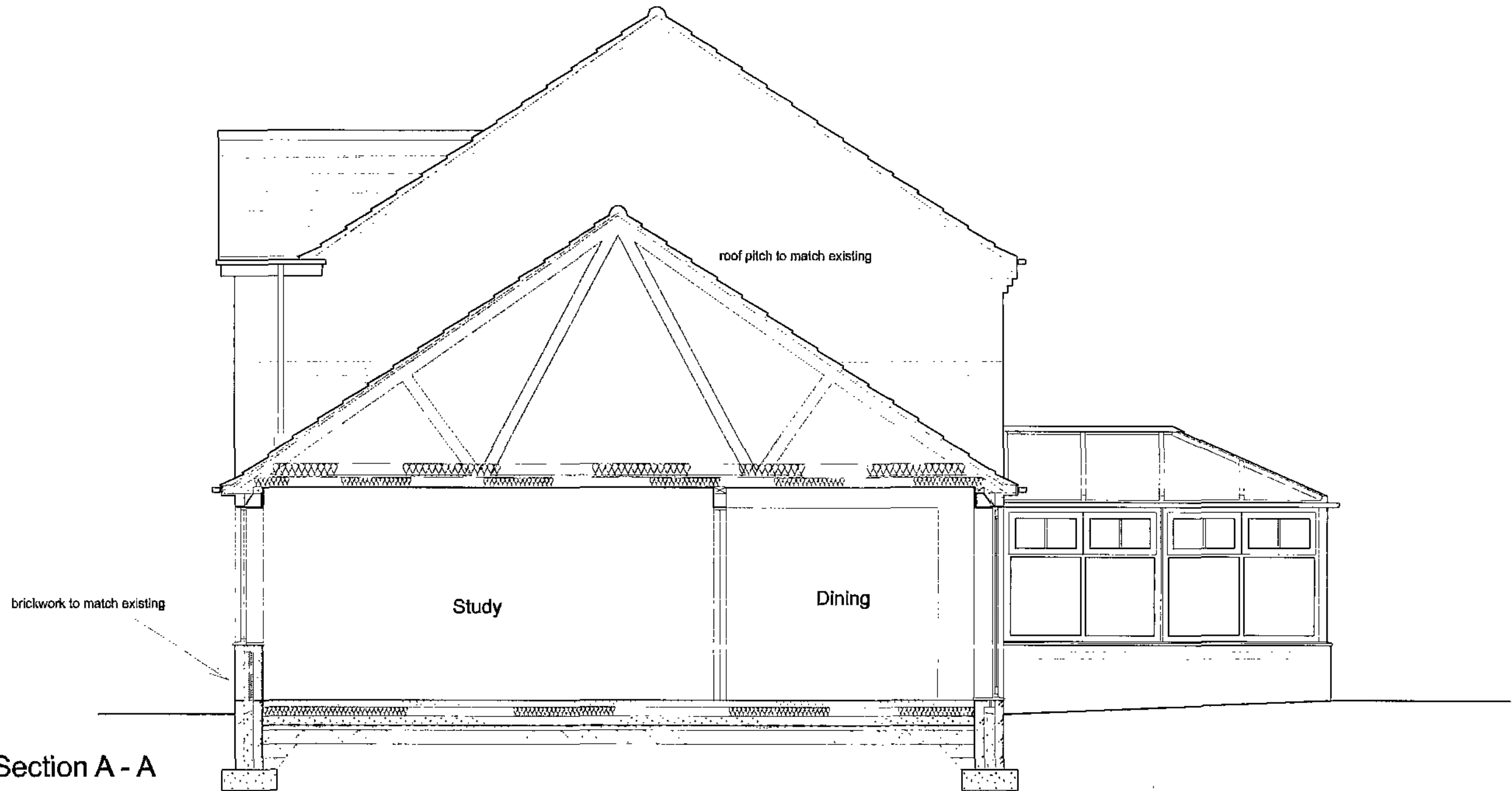
Rear Elevation



Ground Floor Plan



Side Elevation



Section A - A

Notes:
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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:
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D.p.c cavity tray required over new lintels. Mastic pointing to reveals.

External Walls:
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Construction to give min. 0.30W/m² K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals.

Lintels:
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Roof:
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100 x 75mm wallplate fixed to wall at 600mm centres.
25mm soffit ventilation and continuous ridge vent to provide adequate cross ventilation. 100mm Kingspan insulation laid between joists. 150mm thick Kingspan insulation laid over joists. Min. 50mm clear air space required above insulation. 100x50mm s/w ceiling joists at 450mm centres.
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All joints to have scrim tape.

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Ventilation:
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Windows to have opening lights min. 1/20th of floor area.

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Rainwater Goods:
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General:
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New windows to be PVCu double glazed with low-e glass and 12mm air gap to give average u-value of 1.6W/m²K.
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All heating to be carried out by Gas Safe registered person.
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Scaffolding to mid-span of ground floor joists.
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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.
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Galvanised steel straps required to gable 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.

A	
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Mr & Mrs A Copeland	
Job Title	
Proposed Alterations 20 Bole Close Wombwell Barnsley S73 8AZ	
Drawing Title	
Proposed Plans Elevations and Section A - A	
Scale	1:50
Date	April 2010
Drawn by	MJH
Drawing No.	819-02
Rev.	