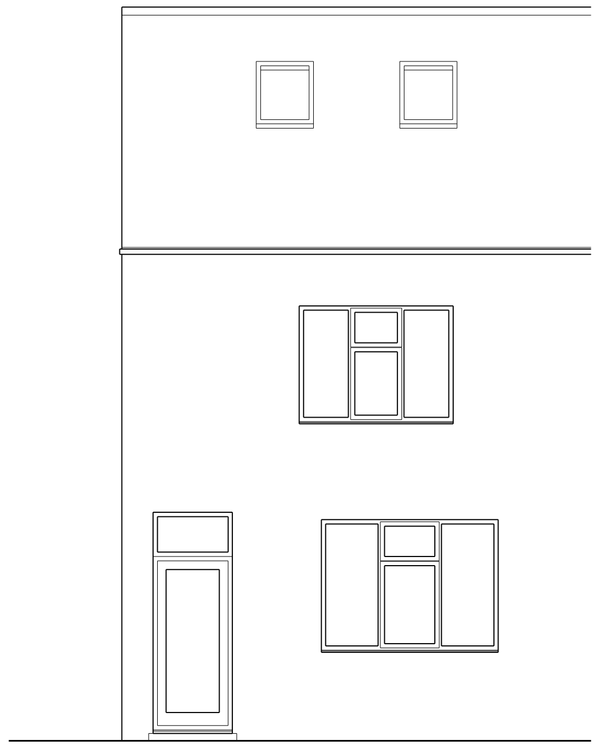
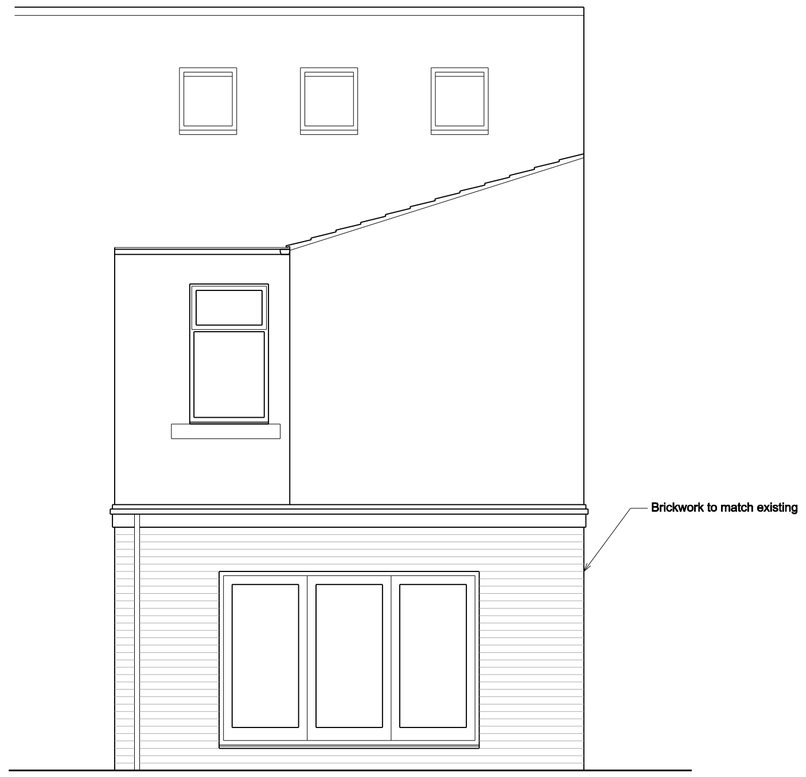


Proposed Front Elevation




Proposed Rear Elevation

General:

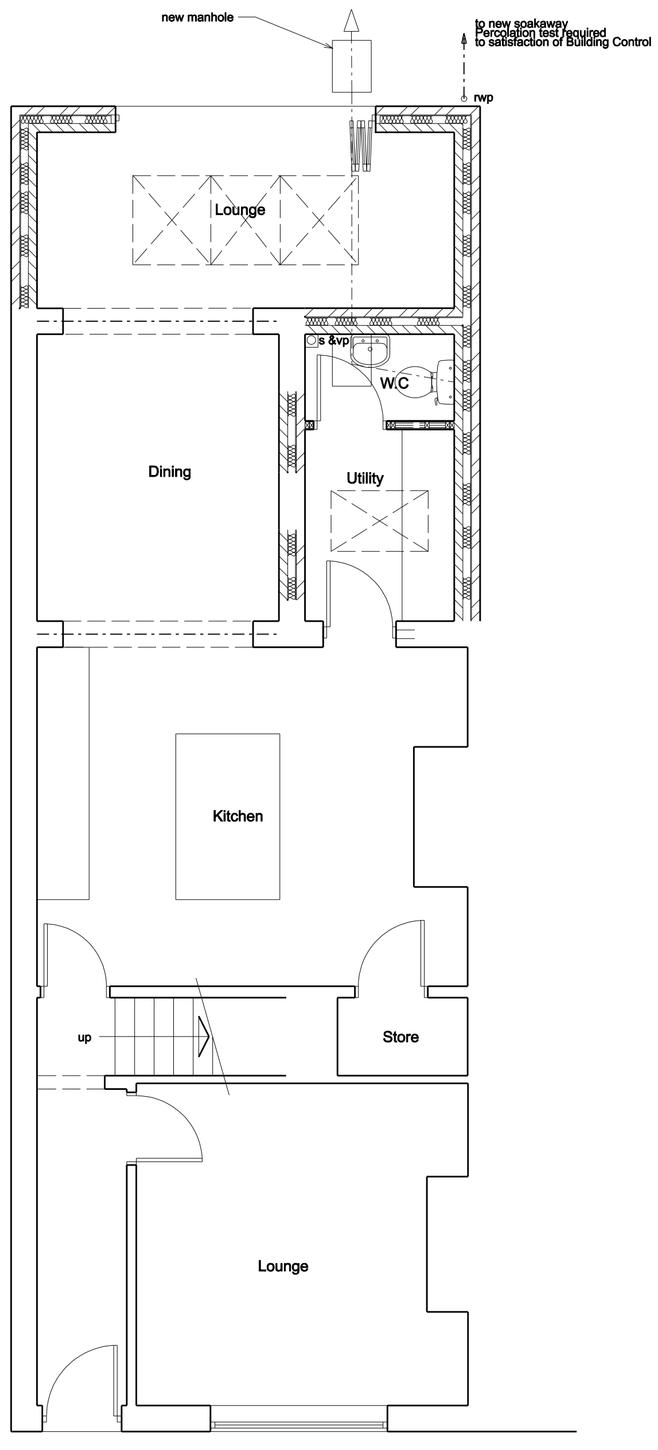
Calculations for new steel beams to be provided by Structural Engineer and submitted to Local Authority for approval. Beams to be clad with Fireline board to give min. 30min. fire protection.
New beams to be seated on concrete padstones to Structural Engineers details
Galvanised steel restraint straps required to wallplate at max. 2.0m centres.
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.

Smoke detectors to be mains operated and battery backup
Hardwired smoke detectors to be fitted at all floor levels.
8000mm trickle vents to new bedroom window to give background ventilation.
Kitchen to have openable window with trickle ventilator to head to give 4000mm2 background ventilation plus mechanical extract ventilation rated at 30 litres/second adjacent to the hob or 60 litres/second if operated indenpendently.
Bathroom to have mechanical extract ventilation rated at 15l/sec with 15min over run

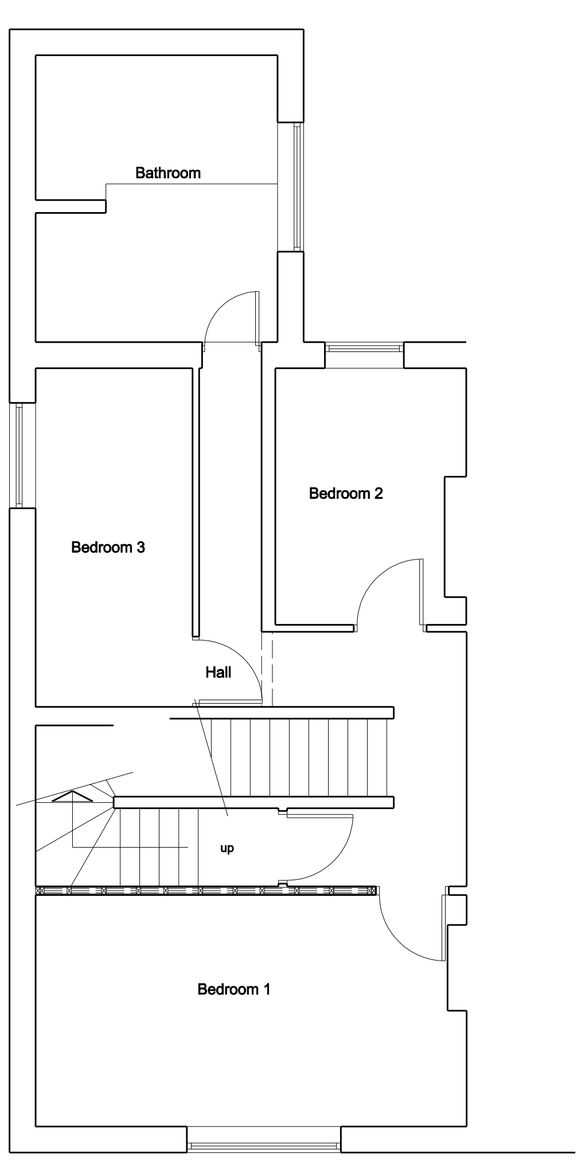
New windows to be PVCu double glazed with low-e glass and 16mm air gap to give average u-value of 1.6W/m2K.

Code 4 lead tray dpc to abutment.
75% of all new light fittings to be energy efficient.
Part P certificate to be submitted to Local Authority on completion of work.
Habitable rooms to have escape windows 0.33 sq m min. area, min. 750mm wide, 800 to 100mm from floor level.

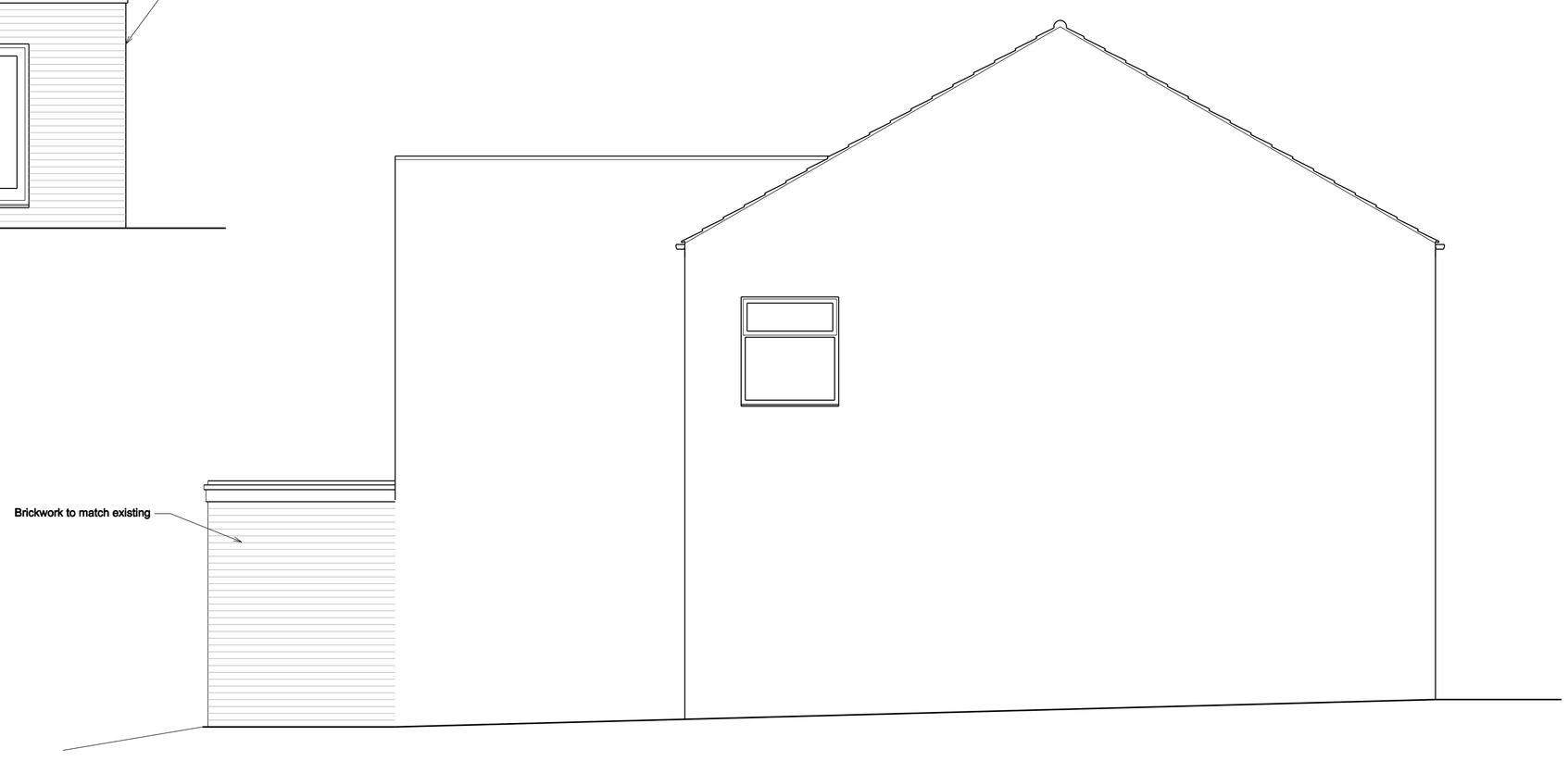
Bathroom to have mechanical extract ventilation rated at 15l/sec with 15min over run
Radon barrier to be incorporated into ground floor construction to extend through to external leaf, taped at all joints and around penetrations
D.P.M to be 1200 gauge Visqueen, to run continuously to outer leaf, lapped and taped at all joints with a tray provided where passing through a wall.
Details to be submitted to deal with known problem of landfill gas in the area prior to completion / occupation of the building, or submitting a geological assesment prior to commencement of works
Soffit ventilation to be provided to flat roof equal to continuous strip 5mm wide. 10mm wide at eaves



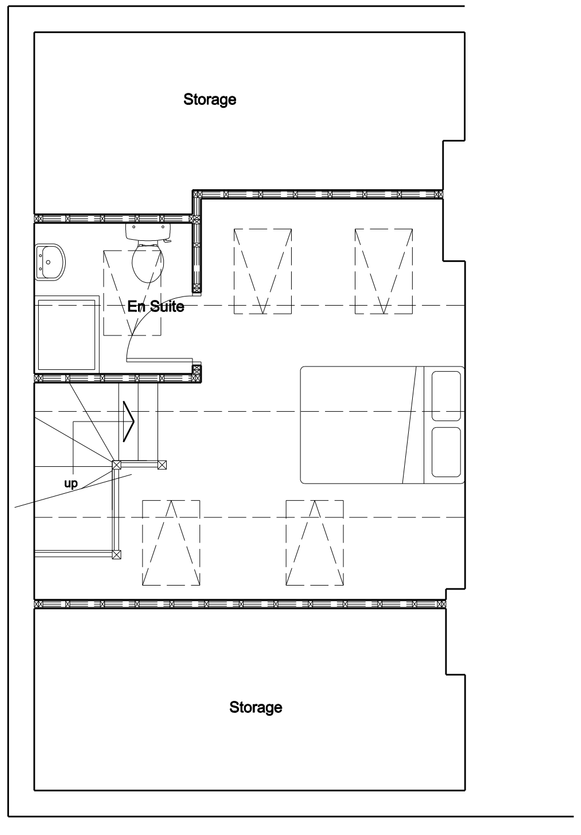

Proposed Ground Floor Plan




Proposed First Floor Plan




Proposed Side Elevation




Proposed Second Floor Plan

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

CONTRACTORS PLEASE NOTE:
This drawing must be read in conjunction with any specifications/bills of quantities and related drawings.Any structural work must be carried out to the specification and requirements of the Structural Engineer and any amendments must have his express prior written authority.
All structural work must be inspected at all relevant stages by the Structural Engineer and Local Building Inspector and comply with their requirements.
Any costs and claims for damages, loss of trade etc, incurred by failing to do so are the sole liability of the contractor.
Any discrepencies between drawings and specification, should be reported to the designer prior to any work commencing.

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.

External Walls:
100mm thick brickwork to match existing outer leaf to Local Authority Approval, 10mm clear cavity, 90mm thick Kingspan Kooltherm K106 wall insulation or equal approved, 100mm thick blockwork inner leaf. Construction to give min. 0.18W/m²K.
Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

Ground Floor:
20mm thick flooring grade chipboard on 175 x50mm C16 s/w timber joists at 400mm centres size to be confirmed by Engineer. 150mm thick insulation between joists. Sleeper wall at mid span Solid timber noggins at max. 1800mm cts.
Ventilations to be min 1500mm/m run of external wall

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

Glazing:
Glazing within critical locations as defined in 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.

Rainwater Goods:
Rainwater goods to match existing.
Surface water to go to soakaway min 5m from building.

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

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.

Drainage:
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.

Internal Walls:
Internal walls to be 100 x 50mm s/w timber studding with 9.5mm thick plasterboard both sides and min 50mm Rockwool fibreglass insulation between studs.

Flat Roof:
Single ply membrane fixed to Manufacturers recommendations on 19mm thick exterior grade plywood on s/w timber fillets to give falls on 195x50mm s/w timber joists at 450 centres. 120mm thick Celotex XR4120 insulation between joists. Celotex PL4000 50 +12.5mm plasterboard and skim finish to underside. All to meet 0.15 W/m² K

Staircase:
New timber staircase. Max Rise 190mm Going 230mm.
Max height of handrail 1000mm Min 900mm above pitch line.
Balustrading to be constructed such that 100mm dia. sphere cannot be passed through any opening.

Second Floor
18mm thick plywood fixed to existing joists to engineers detals
100mm thick insulation between joists

General:
Lintels/ beams to have min 150mm end bearing.
Thermostatic radiator valves and insulated pipework in un-heated spaces required to any new heating.
Provide 4000mm2 background ventilation to Bathroom.
S & VP to terminate min. 900mm above any opening light within 3.0m. No waste connection within 200mm of W.C. connection.

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| | Date | Revisions |

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Project
Proposed Alterations
69 Lowfield Road
Bolton-Upon-Dearne
Rotherham
S63 8JD

Title
Proposed Plan & Elevations

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|---|---|---|---|
| Scale | 1:50 | | |
| Drawn by | JRH | Date | October 2022 |
| Drawing No. | 1318-02 | Revision | |