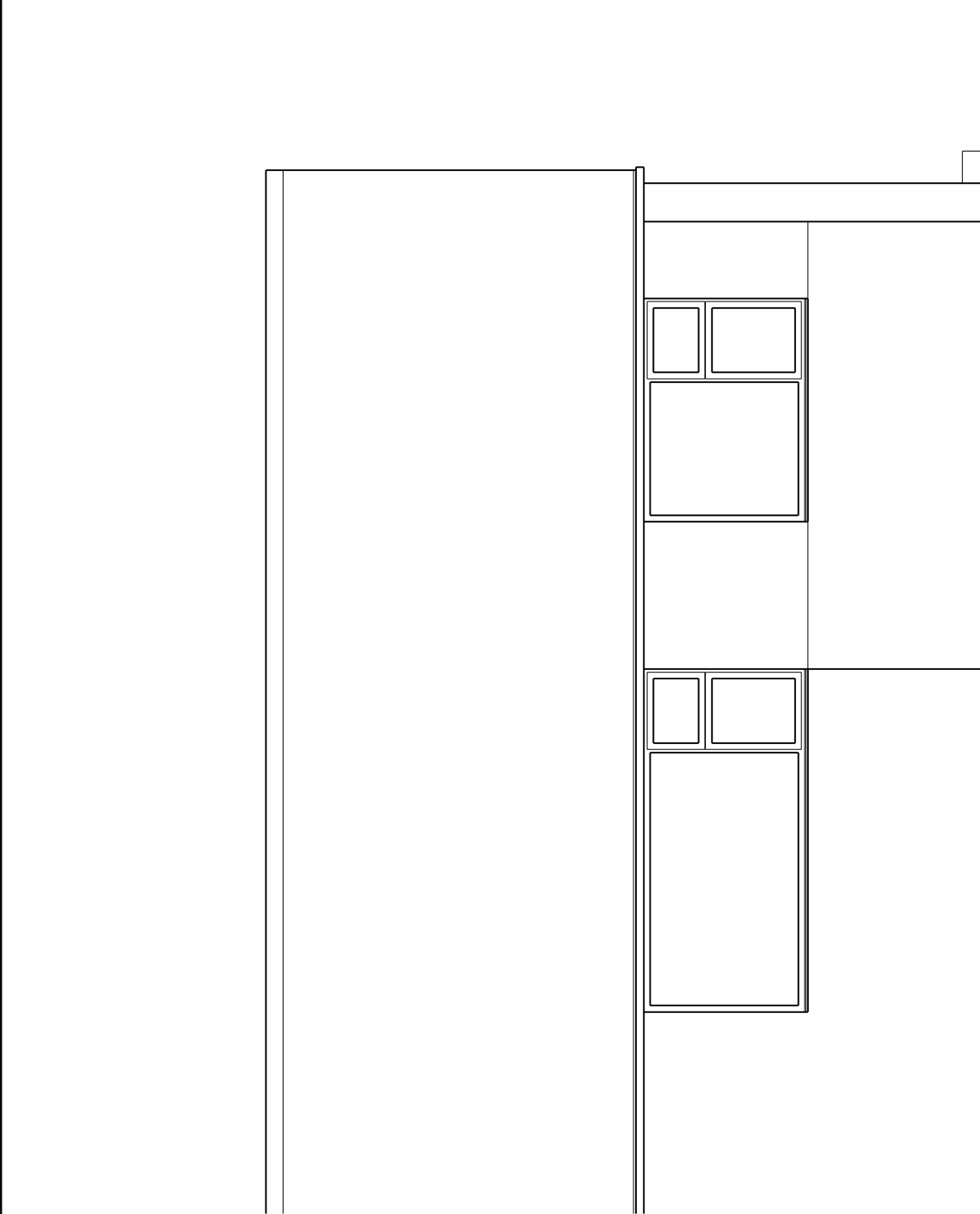
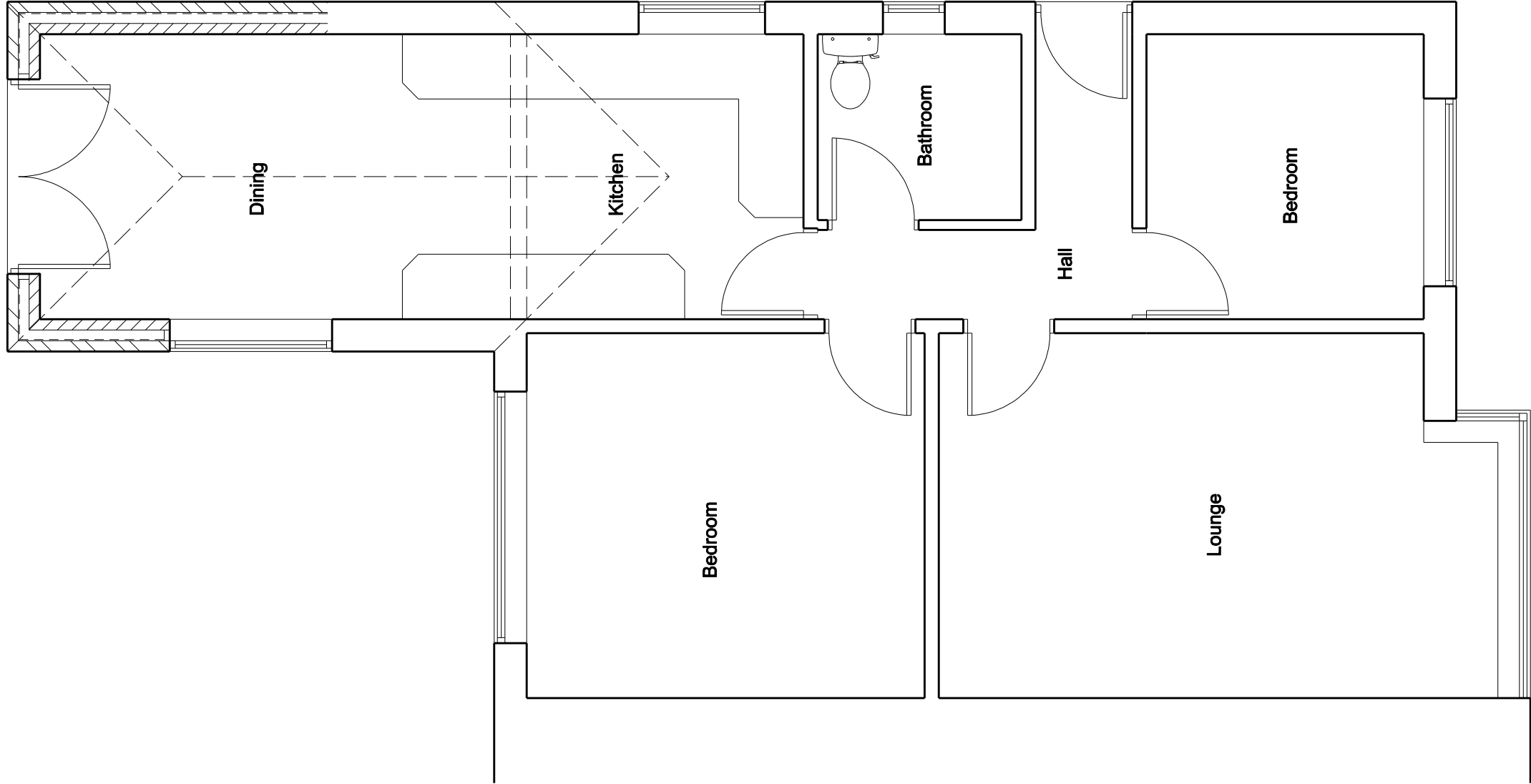




Front Elevation

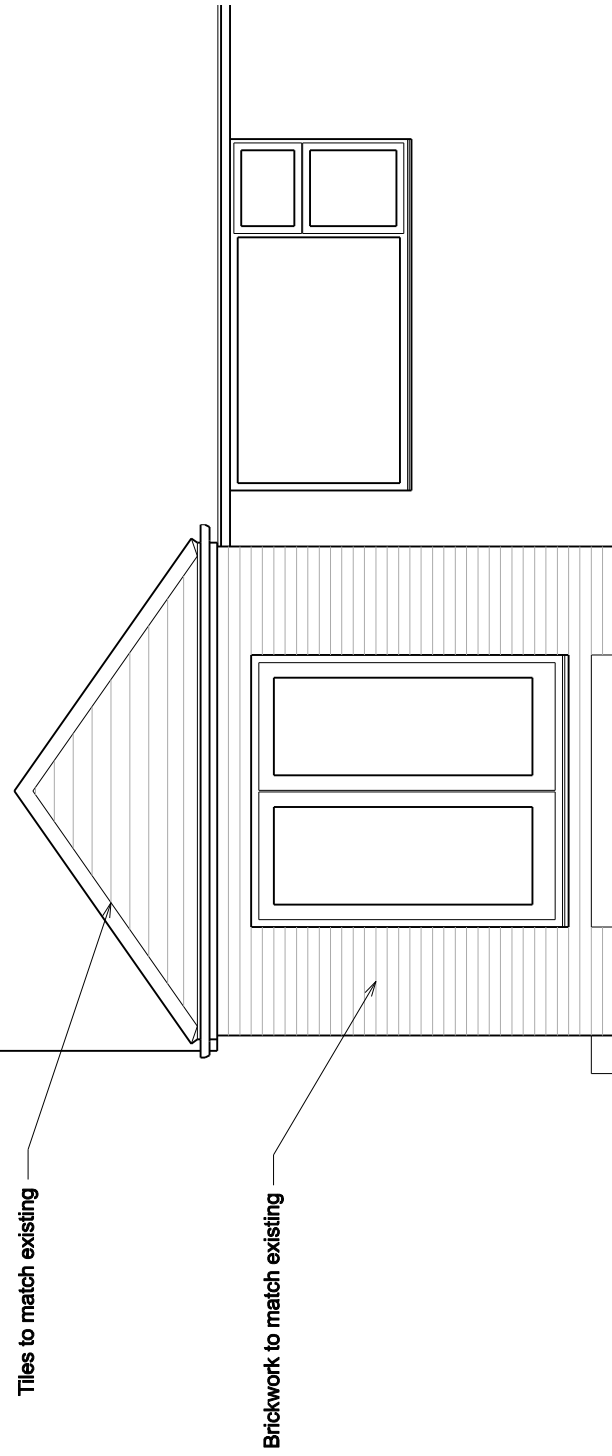


Existing Ground Floor Plan

General:  
Galvanised steel restraint straps required to wallplate at max. 2.0m centres.  
Galvanised steel straps required to gables and strapped over all rafters with noggings driven in.  
Electrical work to be carried out by a qualified and registered Electrician within a Competent Persons Scheme, or if work is to be inspected by a Building Control Officer in accordance with Part P Electrical Safety.

75% of all new light fittings to be energy efficient.  
Part P Electrical Safety to be submitted to Local Authority.  
Part P Electrical Safety to be submitted to Local Authority.  
Habitable rooms to have escape windows 0.33 sq m min. area, min. 750mm wide, 800 to 1000mm from floor level.  
Calculations for new steel beams to be provided by Structural Engineer.  
New beams to be seated on concrete padstones to Structural Engineers details.  
Any controlled fitting to be maximum 1.4W/m<sup>2</sup>k.

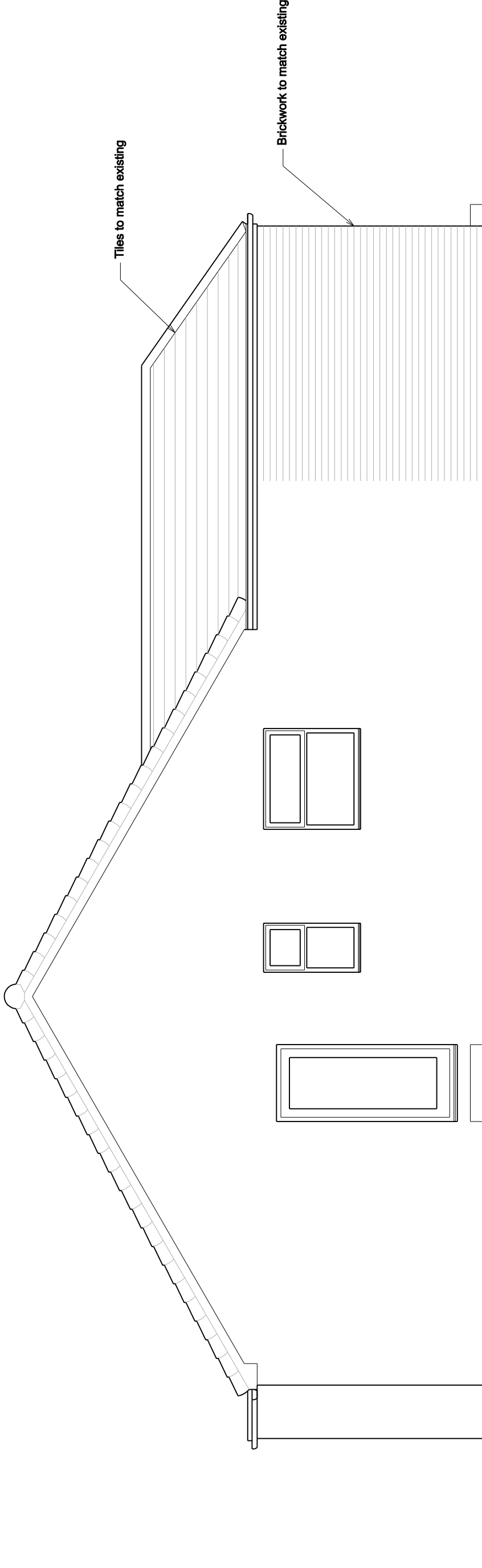
Blockwork to be 0.15W/m<sup>2</sup>k



Rear Elevation



Side Elevation



Side Elevation

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NOTES:  
All dimensions must be checked on site and not scaled from this drawing.  
CONTRACTORS PLEASE NOTE:  
This drawing is a guide only and does not constitute a contract. Any structural work must be carried out to the specification and requirements of the Structural Regulations and any amendments must be agreed with the relevant authority.  
All structural work must be inspected at all relevant stages by the Structural Engineer and any amendments must be agreed with the relevant authority.  
Any costs and claims for damages, loss of trade etc. incurred by failing to comply with the above instructions and specifications, 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 repellent to satisfaction of Local Building Inspector.  
No projections over boundary.

Existing Foundations:  
Existing foundations to be checked on site for suitability and agreed with Local Building Inspector.

New 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 positioned min. 150mm above ground level. D.p.c. weathertight to all new window and external door openings.  
D.p.c cavity tray required over new lintels. Massic pointing to reveals.

External Walls:  
Internal walls to match existing outer leaf to Local Authority Approval. 10mm clear cavity. 90mm thick Kingspan Kooltherm K106 wall insulation, 100mm thick blockwork inner leaf. Blockwork to be 0.15W/m<sup>2</sup>k.  
Chimneys to be built to match existing and all chimneys 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 joists. Joist and timber noggins to be confirmed by Engineer. 150mm thick insulation between joists.  
Solid timber noggins at max. 1800mm c/s.

Roof:  
Roof tiles to match existing fixed to 38 x 25mm s/w rafters. Rafters to be spaced at 600mm centres and Kingspan Nulvent breathable membrane on trussed rafters designed and manufactured by specialist. Details to be submitted before manufacture. 100 x 75mm wallplate fixed to wall at 1600mm centres.  
100mm Rockwool insulation laid between joists.  
200mm thick Rockwool insulation laid over joists.  
Min. 50mm clear air space required above insulation.  
2.5mm plasterboard to underside and skim finish.  
All joints to have scrim tape.

Windows:  
'Canic' or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.  
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 to match existing.  
Rainwater downpipes 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 plates and plugged to wall min. 450mm down.  
Ventilators to be fitted to all roof spaces.  
Background ventilation to habitable room to be min. 8000mm<sup>2</sup>. (trickle ventilators in window heads).  
Windows to have opening lights min. 1/20th of floor area.

Drains:  
New drains to be vitrified clay pipes with approved flexible joints connected to existing system. Drains to be linted over where passing under walls and surrounded with pea gravel where passing close to building.  
General:  
Lintels / beams to have min 150mm end bearing.  
Smoke detectors to be mains operated and battery backup.  
Hardwired smoke detectors to be fitted at all floor levels.  
Thermostatic radiator valves and insulated pipework in un-heated spaces required to any new heating.

Kitchen to have operable window with trickle ventilator to head to give 10000mm<sup>2</sup> background ventilation plus mechanical extract ventilation rated at 30 litres/second adjacent to the hob.  
New windows to be PVCu double glazed with low-e glass and 16mm air gap to give average U-value of 1.6W/m<sup>2</sup>K.

| Revisions |
|-----------|
| Date      |
| A         |

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Client  
**Mr & Mrs Gunthorpe**

Project

**Proposed Alterations  
4 Holly Grove,  
Briefly  
Barnsley  
S72 9EL**

Title

**Proposed Plan & Elevations**

|             |                |          |                   |
|-------------|----------------|----------|-------------------|
| Scale       | <b>1:50</b>    | Date     | <b>April 2023</b> |
| Drawn by    | <b>JRH</b>     | Revision |                   |
| Drawing No. | <b>1329-02</b> |          |                   |