Roof Construction (Made-Up) Concrete tiles, or match existing, nailed to softwood treated battens size 38 x 25 mm and in accordance with slate tiles manufacturers recommendations 1 layer of `breathable' roofing felt to BS 747 type 1F on softwood rafters - see section for size and centres of support timbers. For size and centres of ceiling joists - refer to section and to be underdrawn with 12.5 mm thick plasterboard and skim. Void to be insulated with fiberglass insulation quilt - 100 mm thick laid between timbers, with a further layer 200 mm thick laid across giving a total thickness of 300 mm lateral restraint straps to roof as detailed by specialist. Maintain 50mm air gap between the top of the insulation and underside as roofing felt, at lower part of roof use rafter ventilators. Connect rafters to ceiling joists with toothed timber connectors. Fix to Wall plate with truss clips. Bolt ceiling joists to rafters with toothed timber connectors. Fix ceiling joists into wall or onto joist hangers. Wall plate supporting top end of rafters, is to be 100x50mm fixed Ø12mm rawl plugs at 600mm crs. Install PVCu eaves support tray, under felt along all new facia/soffit edge

If the manufacturer's recommendations do not accommodate as shallow a pitch as is displayed on the drawing the following detail to be incorporated. Vertical battens over felt with counter battens over, minimum 12 mm thick to be secured to 3 No layers of bituminous felt, hot bonded to 18 mm thick roofing grade chipboard nailed to the softwood rafters/chord. Valley gutters formed by 300 x 25 mm lay board covered in code 5 sheet lead

Wall Construction (Cavity Brick)
External walls - outer leaf of facing brick, 100 mm cavity filled with "ISOWOOL Hi Cav" or equivalent and 100 mm thick "Celcon solar" block inner leaf block inner leaf to achieve a minimum of 0.28w/M2k. Inner and outer leaves to be tied together using stainless steel cavity wall ties at 750 mm horizontally, 450 mm vertically at staggered centres, and at every block course to door and window reveals. Vertical damp proof course to be built into external walls at door window reveals. Cavity To extend 225mm below the lowest DPC. Min 50 mm insulated plasterboard will be used to upgrade the wall where cavity construction is less than the required 100mm

Floor Construction Ground (Concrete)
150 mm thick oversite concrete on 1200T visqueen vapour barrier laid over 100 mm thick Kingspan/Celotex on 1200T damp proof membrane.
Oversite fill to be type II road stone - minimum 150 mm thick compacted and sand blinded to receive damp proof membrane, which is to be linked to damp proof course. Provide 25mm think of insulation to perimeter of the concrete slab. When adjoining and existing timber floor, continuous ventilation must be maintained. This can be achieved by using Ø50-100mm plastic duct set in concrete, vented to external air at a maximum of 1.5M centres.

Damp Proof Course
Horizontal damp proof courses to be built into external walls, minimum 150 mm above finished ground level and at reveals to doors and windows.

Foundations Traditional Strip (Cavity Wall)
Traditional strip foundations - 600 mm wide x 250 mm thick, laid at to a minimum depth of 750mm, to be confirmed on site by appointed approved building inspector. Ensure cavity runs down 225mm below the lowest DPC. Where the proposed foundation is to be within 1:1000mm of an existing/proposed drainage run, the foundation is to be taken down to the invert level of the drain. Where the drainage run passes through a proposed new wall - the drain is to be suitably protected. Where drains run through the foundation bridge over with spanlite lintels.

Ventilation Guide (Habitable Rooms)
Minimum 1/20th of the floor area in opening lights for rapid ventilation with trickle vents of 8000 sq. mm for background ventilation.

Ventilation Guide (Kitchen)
Minimum 1/20th of the floor area in opening lights for rapid ventilation with trickle vents of 4000 sq. mm for background ventilation.
Mechanical extract fan to be installed, ducted to external air, and capable of extracting at a rate of not less than 60 litres per second - or 30 litres per second of adjacent to hob. Over run of not less than 10mins to fan.

Ventilation Guide (Bathroom/En-Suite)
Minimum 1/20th of the floor area in opening lights for rapid ventilation with trickle vents of 4000 mm for background ventilation.
Mechanical extract fan to be installed, ducted to external air, and capable of extracting at a rate of not less than 15 litres per second. A 10mm air gap is required under bathroom door.

Drainage Fittings
As indicated on proposed floor plan(s) using 100 mm diameter "supersleeve" drainage pipes at 1:40 gradient. On a minimum of 150mm pea gravel bed and surround. Drains which are within 1M of the foundations to the walls of buildings and below the foundation level must be back filled with concrete up to the level of underside of foundation. Drains running through walls need to be protected by a span

Rainwater Fittings
100 mm sectional gutter with 75 mm fall pipes connected to existing drainage system - see proposed floor plan. On a minimum of 150mm pea gravel bed and surround. Trapped Gulleys to rainwater pipes (on combined systems).

Proposed Plumbing Fittings
40 mm diameter p.v.c waste pipe to sink with 75 mm deep seal trap.40 mm diameter p.v.c waste pipe to shower with 75 mm deep seal trap.35 mm diameter p.v.c waste pipe to wash hand basin with 75 mm deep seal trap.40 mm diameter p.v.c waste pipe to bath with 75 mm deep seal trap.
Contractor to allow for two course splash back to bath, sinks and wash hand basins. Ensure new hot water taps are on the right as facing the fixture.

Lintels
Lintels to be installed in accordance with manufacturer's recommendations and to be insulated if sited on an external wall. Give code and length to supplier, length is opening size plus 300mm. Lintels to be suitably protected against fire. The Structural engineered calculation to be submitted to Building Control before the relevant works commence on site.

Refer to structural engineers details for all lintels.

General Notes (Additional Loads)
Where the existing structure is to carry additional loads - the foundations are to be exposed to confirm they are adequate to carry the existing and the increased loading arrangements. Where remedial works are required they should be carried out, to the satisfaction of the to be confirmed on site by appointed approved building inspector prior to commencement of work.

Internal lighting
Reasonable provision is to be made for the installation of energy efficient lighting, preferably in those areas where the lighting is expected to have most use. To achieve this it recommends the installation of at least the following number of energy (LED) lamps having a luminous efficiency greater than 40 lumens per circuit-watt. 75% of all new light fitting to be energy saving bulbs.

Limiting air leakage
The cavity wall insulation must be taken down below damp proof course level, finishing at the same level as the underside of the floor slab insulation. The cavity wall insulation and roof insulation must meet at the top of the wall (the detail used must allow for ventilation to be maintained if appropriate). Cavity wall insulation must be carried up to the full extent of the gable walls. Floor joists etc must be set on joist hangers and not built into the wall itself. A 25mm upstand of insulation must be provided around the perimeter of floors, including were the floor slab touches outside wall, usually at door thresholds. All cavity closures must be insulated.

Provision to Limit Condensation in Roof
Roof void to be cross ventilation achieved by incorporating soffitt vents at eaves level equivalent to continuous strip minimum 25 mm wide or Proprietary ventilation tiles can be incorporated at maximum 2.00 metre intervals at eaves level.

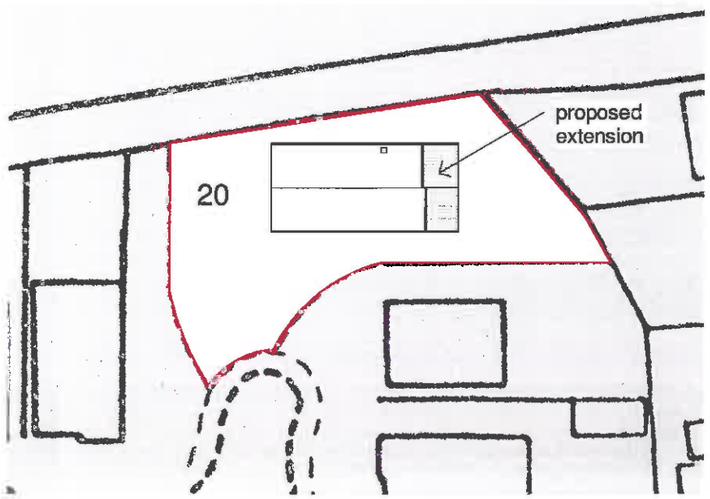
Lateral Restraint to Walls (Tension Straps)
External wall to be restrained to rafters and or ceiling joists at maximum 2.00 metre centres using galvanized mild steel lateral restraint straps. They are to span no less than 3 rafters and or ceiling joist with noggins between.

External Glazing
All external windows/roof lights/Doors to be double glazed sealed units with 24 mm air gap and a "soft" low-E coating and where necessary to be safety glazing in accordance with BS 6206 i.e. to doors/side panels. Any glazing which is to be positioned less than 1500 mm above floor level. - see proposed elevation for critical locations. Glass below 800mm internally to comply with BS-EN12150. All new glazing to achieve a `U' value of 1.6 w/m2k & 1.8 w/m2k for new doors.

Existing Foundation, Structure and Lintols
Existing foundations, lintols and structure are to be exposed, where necessary, and inspected for suitability in sustaining existing and proposed loads. Any remedial works found necessary are to be carried out prior to commencement of work and to be confirmed on site by appointed approved building inspector. Structural support beams currently supporting parts of the existing structure and intended to support additional loads from these proposals are to be subject to structural calculations to confirm they are adequate to support existing and intended loading arrangements. Existing ceiling joists to be nailed to proposed new floor joists to retain ceiling construction.

Electrical installation
To be undertaken by under the auspice of an electrical self certification schemed, by an engineer competent to do so. or All electrical installations shall be designed, installed, inspected and tested and tested in accordance with chapter 13 BS7671:2001, and sufficient information will be provided so that persons wishing to operate, maintain or alter the electrical installation can do so with reasonable safety. Part P certificate needs to be presented to appointed approved building inspector before work can be signed off.

Location Plan
1 : 1250



Site Plan
1 : 500

PLEASE NOTE THIS DRAWING IS FOR THE SOLE PURPOSE OF ACHIEVING PLANNING APPROVAL ..

FULL CHECK DIMENSIONS ARE REQUIRED BY THE CONTRACTOR TO ENSURE THE SCHEME IS WORKABLE . DIMENSIONS SHOWN ARE FOR GUIDANCE ONLY

THE CONTRACTOR WILL BE REQUIRED TO APPLY FOR
1) A BUILDING NOTICE
2)APPOINT A STRUCTURAL ENGINEER IF REQUIRED BY BUILDING CONTROL
3) APPLY FOR ALL NECESSARY STAT BODIES FOR APPROVAL:- GAS/WATER/ELECTRIC

Rm. Architectural Design Services Ltd
E mail Rm.archdesignltd@gmail.com

No 20 Steeton Court , Barnsley
Location /Site Plan

Scale (@ A3)	Drg NO	REV
As indicated Aug 2018	SC-04	