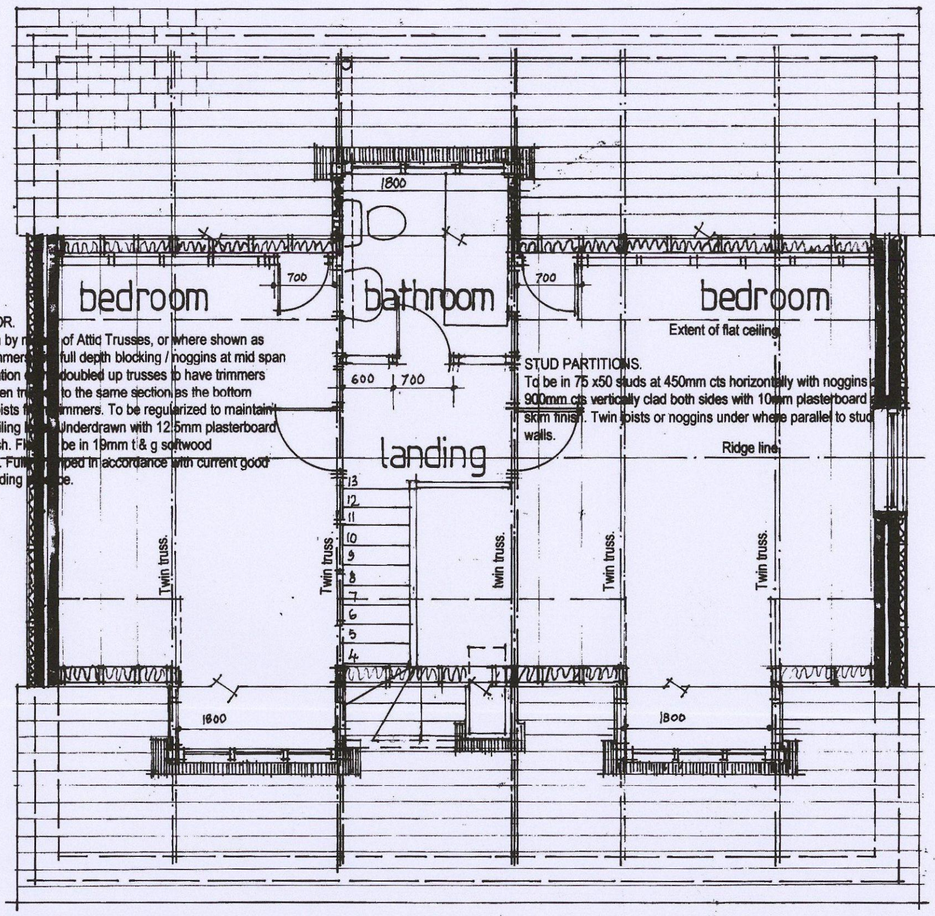


FRONT ELEVATION

50 mm x 25mm P.S.E. curtain battens to all windows to extend 150 past width of window openings.
Prefinished M.D.F. window cill boards to extend 50 mm past openings.
125 x 25 Ogee section skirtings throughout, Ex 75x 25 Architraves, where possible to show full width either side of door frames.



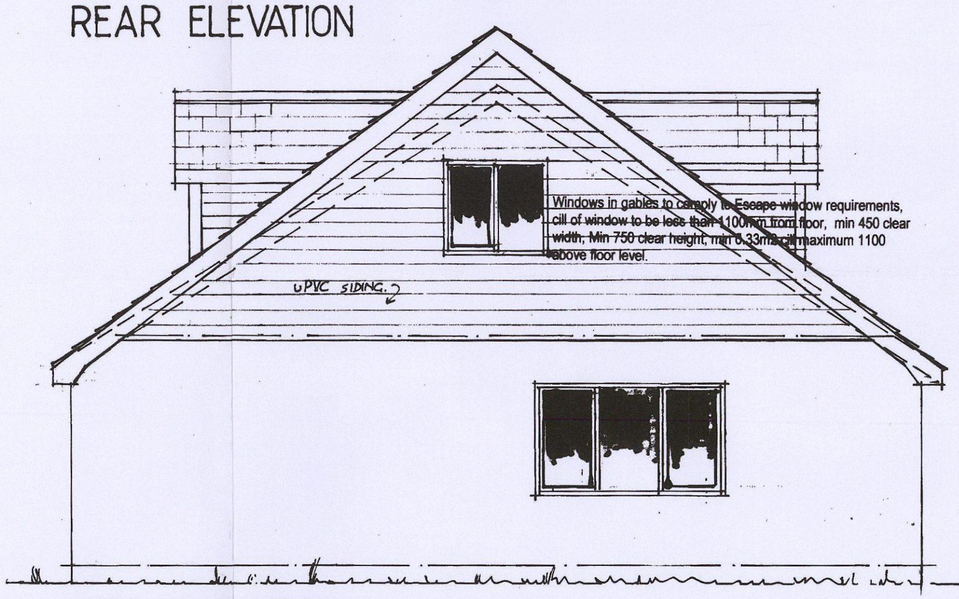
REAR ELEVATION



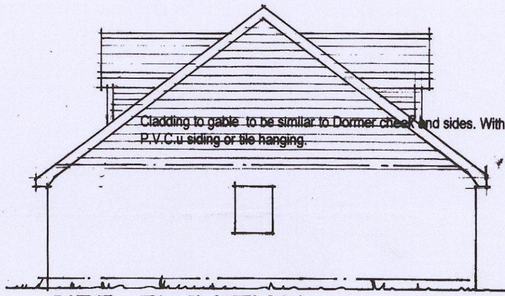
FIRST FLOOR.
To be as plan by m[illegible] of Attic Trusses, or where shown as blocking / trimmer[illegible] full depth blocking / noggins at mid span or in the situation [illegible] doubled up trusses to have trimmers across between tr[illegible] to the same section as the bottom chords and joists [illegible] immers. To be regularized to maintain consistent ceiling [illegible] Underdrawn with 12.5mm plasterboard and skim finish. Fl[illegible] be in 19mm t & g softwood floorboarding. Fu[illegible]ped in accordance with current good accepted building [illegible]e.

STUD PARTITIONS.
To be in 75 x50 studs at 450mm cts horizontally with noggins at 900mm cts vertically clad both sides with 10mm plasterboard & skim finish. Twin joists or noggins under where parallel to stud walls.

FIRST FLOOR PLAN



SIDE ELEVATION



SIDE ELEVATION

DRAINAGE
All wastes and Soil outlets to have 75mm deep re sealable anti-vac traps with pipe work diameters as follows:

W.C.	100mm dia
Baths	40mm dia
Sinks	40mm dia
Wash Basin	32mm dia
Soil Pipes	100mm dia

Vent pipe to rear corner to extend up slope of roof min 900 above highest opening light within 3.0metres.
Note. Where Pipe runs exceed the max distance, pipe diameters to be increased all in accordance with Foul Water Drainage under section H1 with the Building Regulations Approved Document 1985.

Underground Drainage to be 100mm dia Hepsleeve laid on and surrounding with 150mm Pea gravel. Drains laid to fall min 1 in 60 . Polypropylene Manhole sections with cover and frames to suit position and traffic..

ELECTRICAL KEY AND SPECIFICATION
All electrical works to comply to latest edition of current I.E.E. regulations.
To be carried out by a competent person , ie one capable of designing, fitting and installing , testing and providing a certificate of competence for the whole installation.
All switches and sockets sited above 450 and below 1200 from finished floor level.
Where pendant fittings to be hung from ceiling to have noggins between joists. Same to apply to switches sited on stud walls to be backed up with noggins.
Wall mounted anti- condensation fan at high level, activated by Humidistat control. Extract rate 60 L /s
Ceiling mounted fan sleeved above ceiling within depth of joists to outside air linked with light switch with 15 minute overrun facility, Fan to have Humidistat over-ride to eliminate condensation build up. Extract rate 15 L / s
Ceiling mounted Smoke Detectors to be mains powered with battery back up , interlinked to Fire Alarm, so that when one is activated both alarms will sound. which is to be Audible throughout the building, Detector to be set min 300mm away from light fitting, Radiator or wall face
Mirror above wash basin with strip light and shaver point locally switched.

NOTE:
ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.

COPYRIGHT.
THIS DRAWING IS THE PROPERTY OF THE COMPANY AND MAY NOT BE COPIED, USED OR DISCLOSED FOR ANY PURPOSE EXCEPT AS AUTHORISED IN WRITING BY THE COMPANY.

GENERAL.
All works carried out to full satisfaction of D.B.S. and in accordance with good current approved practice. Any discrepancies to be cleared with Architect before proceeding with any further work.
Kitchen layout to be regarded as diagrammatic only, as final layout and choice of appliances and cupboards rests with the client. Take out existing wall and make good (non structural)
Bathroom fittings to be to choice of client as with tiled areas.
Insulation to sloping part of roof to be 150mm Kingspan between rafters held in position with battens, clad with plasterboard and skim finish, fixed to counter battens.
VELUX roof light fixed in strict accordance with manufacturers instructions. Include for all fixings, flashings and trim details as recommended by Messrs Velux.
10mm W.B.P. plywood soffit.
Obscured glass to bathroom and en-suite windows.

REV.	DATE	AMENDMENT

CLIENT
mr + mrs d. gallagher

TITLE
PROPOSED RE-ROOFING OF EXISTING DWELLING TO CREATE TWO DORMER BEDROOMS AND BATHROOM.
25 CARRS LANE, CUDWORTH
BARNSLEY. S72 8EQ.

P. Dimelow
B.A. hons Dip Arch. M.A.
Architectural Design and Planning Consultant

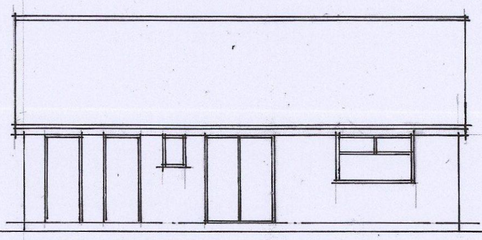
Ash Barn
Finkle Street
Wortley
Sheffield.
S35 7QH 0114 2884027

SCALE	DATE	DRAWN
1/50 : 1/100	SEPT 2014	P.D

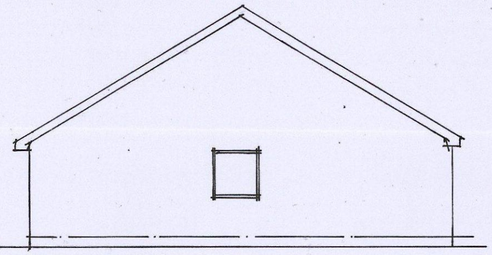
DRAWING No.	REV.
DGC — 914 — 2.	

HEATHERBANK D062 0800 0132514

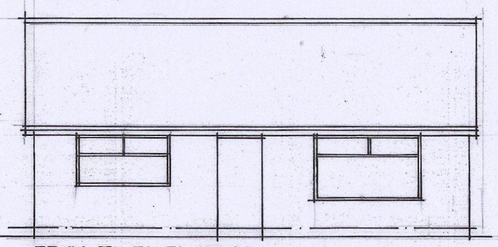
EXISTING BUNGALOW



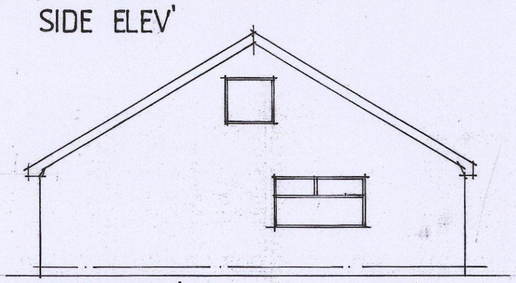
REAR ELEV'



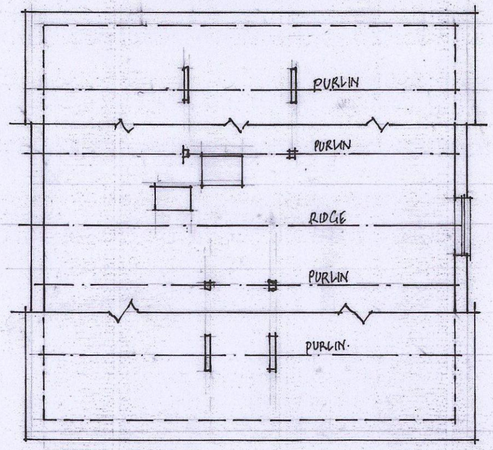
SIDE ELEV'



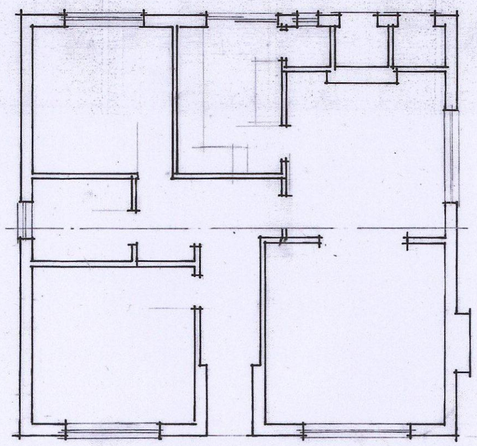
FRONT ELEVATION



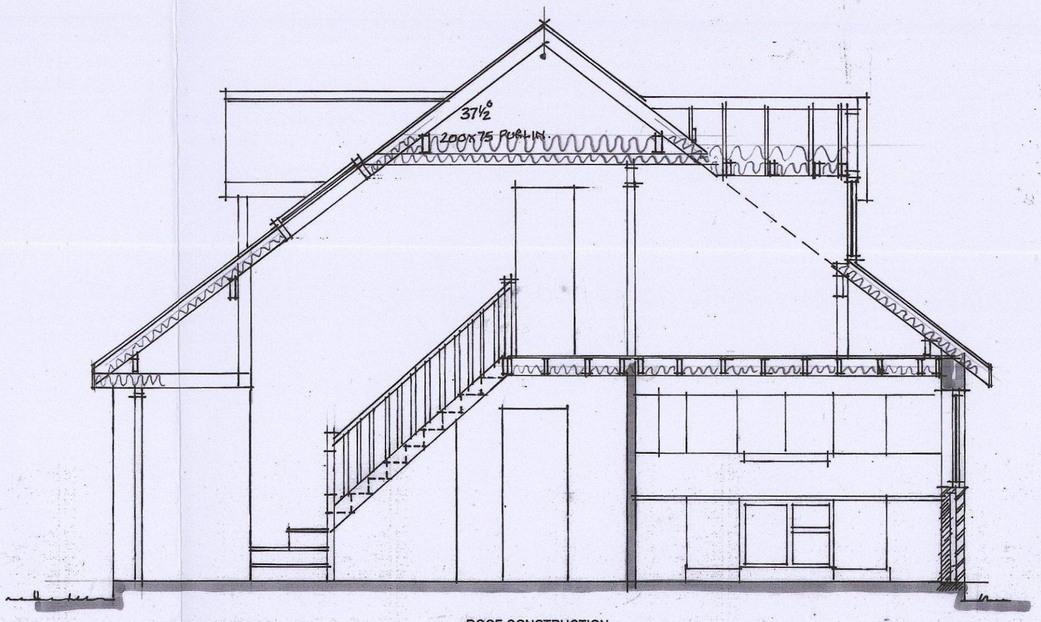
SIDE ELEV'



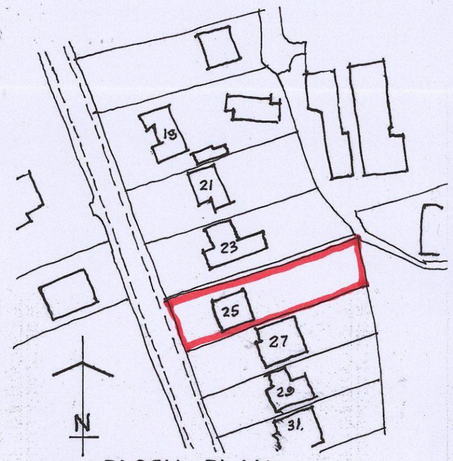
ATTIC PLAN



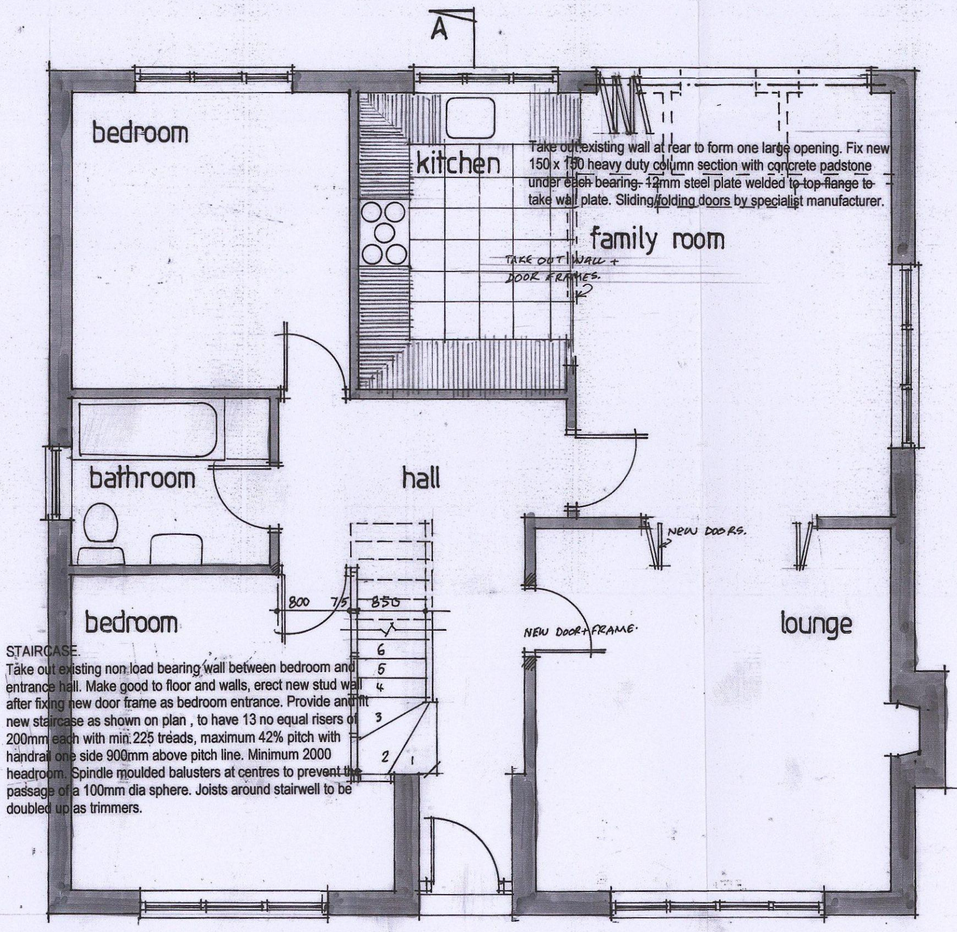
GROUND FLOOR PLAN



SECTION A-A



BLOCK PLAN
1:1250



STAIRCASE.
Take out existing non load bearing wall between bedroom and entrance hall. Make good to floor and walls, erect new stud wall after fixing new door frame as bedroom entrance. Provide and fit new staircase as shown on plan , to have 13 no equal risers of 200mm each with min 225 treads, maximum 42% pitch with handrail one side 900mm above pitch line. Minimum 2000 headroom. Spindle moulded balusters at centres to prevent the passage of a 100mm dia sphere. Joists around stairwell to be doubled up as trimmers.

PROPOSED GROUND FLOOR PLAN

ROOF CONSTRUCTION
Carefully remove all existing roof tiles and save for possible re-fixing, take off all rafters , Purlins and ceiling joists. Allow for all pipes and cable which need capping off during the works. Clear off all debris and plasterboards . Make good to wallplates
Concrete roof tiles fixed in accordance with the manufacturers instructions and recommendations on 38 x 25mm tanalised softwood battens on TYVEK universal underslate membrane. All roof areas to be sealed . Type 1F. Laid on approved Attic Trusses. Trusses to be fixed in strict accordance with manufacturers design and recommendations. Details and calculations to be submitted to L.A. prior to commencement.
Design of roof trusses, girder trusses and associated bracings to all in accordance with B.S. 5268; Part 3; 1985 for the use in dwellings. All cut roof construction to be in accordance with Part "A" of the approved documents within the Building Regulations.
50 x 75mm treated wall plate with truss clips. Wall plates held down to walls with M.S. straps at 1200cts. Straps to be minimum 1000 long. Include for chasing out plaster to walls and making good after fixing holding down straps
Tyvek underslating membrane to be used as the roof void being unventilated, all penetrations of roof void to be sealed using Tyvek Butyl tape
Roof to be insulated with 300mm thick ROCKWOOL mineral wool quilt laid between roof trusses and dressed over wall plates and pressed tightly to the underside of the Tyvek .
The sloping part of the new ceiling created will have 150mm Kingspan leaving a 50mm gap above for ventilation..Whole under drawn with 12.5mm plasterboard and skim finish.
Truss manufacturer to confirm roof layout and allow for all roof member supply above plate level.
Valley construction to be off 6mm W.B.P. valley boards.
Leadwork to cover raking batten and to be lapped into Tyvek felt, cut tiles either side of valley and include for mortar pointing to sides. Include for all bracing timbers and metalwork.
At gable, include for gable ladders fixed either side of ridge to first rafters, set over brickwork to carry barge boards and soffit under cloaking.
anchor ties at f.f. level to have M.S. straps to cover first three joists with noggins directly below straps to prevent deflection at 1800mm cts. Verge straps to cover first three rafters at 1200mm cts, with noggins as before.
Supplier to include for providing all necessary calculations for Building Regulations submission and to confirm truss profiles and bracing requirements. All timbers used externally or structurally to be Vac-Vac treated..
Min 100mm Rockwool insulation to floor zone with minimum density of 10Kg / M3 .
Dormer construction to be Ex 125 x 125 corner posts with 100x 50 studs built up off doubled rafters or girder truss. With building paper membrane and 12mm Ply sheeting to receive P.V.C.u siding to clients choice. Void between studs insulated with 100mm foil faced Kingspan and lined internally with a further 30mm Kingspan/plasterboard laminate insulation fixed at right angles to the vertical studs.
Both gable walls to be built up to match new roof slope using block work and brick cut ups . Verge straps at 1200 centres and wall ties as before described. Outer face of walls to have tantalised battens to receive uP.V.C. siding , space between battens to be filled with Kingspan K3 rigid insulation to improve the U value of the wall which will now be an external wall /living area not roof space.
Finished internally with Plasterboard and skim finish.

VENTILATION
Windows to all habitable rooms to have an opening area equal to 1/20th of the room served. All windows to have background trickle ventilators of not less than 8000mm2 which should be controllable and secure. Or to have lockable night latches. All flexible pipework within unheated roof voids serving the extract fans to be provided with insulated sleeving. Mechanical fans to be provided to Kitchen area to be activated by Humidistat control with manual override, to have an extract rate of 60L/Sec. Fans to be provided to toilet, en-suite and Bathrooms with Humidistat control to prevent condensation build up to have manual override and 15minute overrun facility, to have extract rate of 15 L/sec .
HEATING SYSTEMS
Wall mounted gas fired condensing boiler with fan assisted Balanced flue, sleeved through wall with tray D.P.C. over and fire protection . Boiler to have integral programmer for Hot Water / Central Heating with boiler interlock. Thermostatic radiator valves with a thermostat sited in hallway if required. Fused spur power supply sited adjacent to boiler.

NOTE:
ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.

COPYRIGHT.
THIS DRAWING IS THE PROPERTY OF THE COMPANY AND MAY NOT BE COPIED, USED OR DISCLOSED FOR ANY PURPOSE EXCEPT AS AUTHORISED IN WRITING BY THE COMPANY.

REV.	DATE	AMENDMENT

CLIENT
mr + mrs gallagher

TITLE
PROPOSED RE-ROOFING OF EXISTING DWELLING TO CREATE TWO DORMER BEDROOMS AND BATHROOM
25 CARRS LANE,
CUDWORTH
BARNSLEY. S72 8EQ

P. Dimelow
B.A. hons Dip Arch. M.A.
Architectural Design and Planning Consultant

Ash Barn
Finkle Street
Wortley
Sheffield.
S35 7DH 0114 2884937

SCALE	DATE	DRAWN
1/50 : 1/100	SEPT 2014	PD

DRAWING No. DGC - 314 - 1. REV.