

General:
Lintels/ beams to have min 150mm and 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.
Flyscreen required to soffit ventilation.
New lintels to be insulated, by Catnic or equal approved.
New wall ties to be vertical twist type.
Strutting to mid-span of ground floor joists.
D.P.M. to be 1200 gauge Visqueen, to run continuously to outer leaf, lepped and taped 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.
Thermabate 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 assisted on concrete padstones to Structural Engineers details.
Galvanised steel restraint straps required to wallplate at max. 2.0m centres.
Galvanised steel restraint straps required to first floor joists fixed across 3No joists with noggings between at max. 2.0m centres.
Galvanised steel straps required to gables 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.
Double joists required under stud partitions.
12.5mm thick Gyproc Fireline board to new steelwork to give min. 1/2 hr fire protection. Fixed to manufacturers recommendations
S & vp to terminate min 900mm above any opening within 3.0m.
No waste connections within 200mm of w.c. connection to s & vp.
Baths or showers on joisted floors to have flexible joint to wall.
Waste pipes 38mm dia. Max length 3.0m. All to be fitted with 75mm deep seal traps.

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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. Mastic pointing to reveals.

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

External Walls:
25mm thick two coat render to match existing on 100mm thick blockwork outer leaf, 50mm clear cavity, 50mm thick Celotex double-GA2000 wall insulation, 100mm thick blockwork inner leaf.

Construction to give min. 0.28W/m2 K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals
100mm thick brickwork outer leaf at lower level to match existing outer leaf to Local Authority approval.

Ground Floor to Workshop:
75mm thick sand/cement screed on 100mm thick concrete slab on separating layer membrane (min. 500g) on 100mm thick Kingspan K3 floor insulation on Visqueen 1200g dpm on 50mm thick sand blinding on 150mm thick wall consolidated hardcore. Insulation laid to Manufacturers recommendations.

Ground Floor
19mm thick flooring grade chipboard on 225x 50mm s/w timber floor joists at 400mm centres, size to be confirmed by Structural Engineer.
150mm thick Kingspan Kooltherm K3 or equal approved insulation between joists supported on chicken wire.
Ventilation to be maintained to existing floor. Ventilation to be min. 1500mm²/m run of external wall.

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.

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.

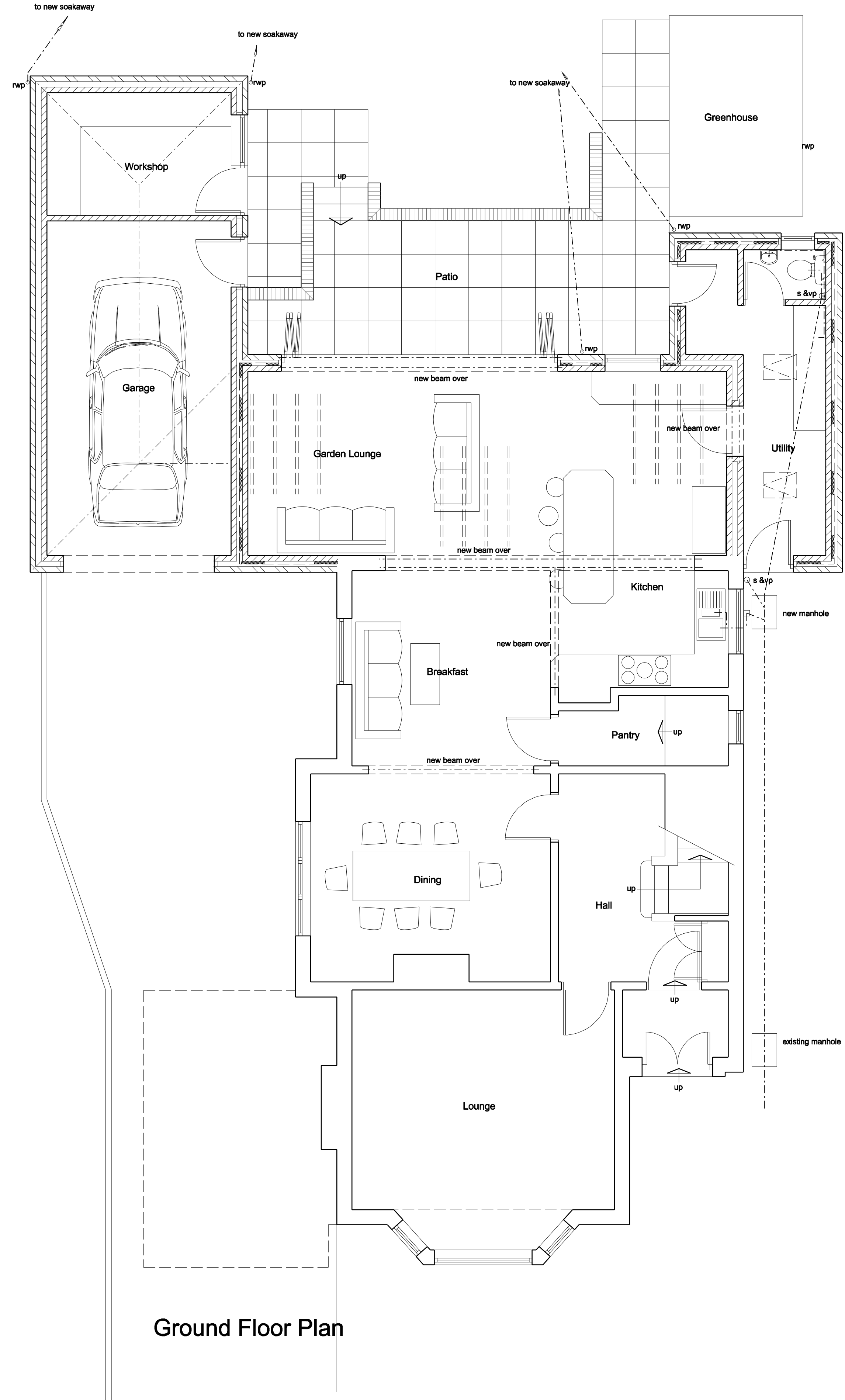
Drainage:
New drains to be vitrified clay pipes with approved flexible joints connected to existing system. Drains to be linteled over where passing under walls and surrounded with pea gravel where passing close to building.

Rainwater Goods:
Rainwater goods to match existing.

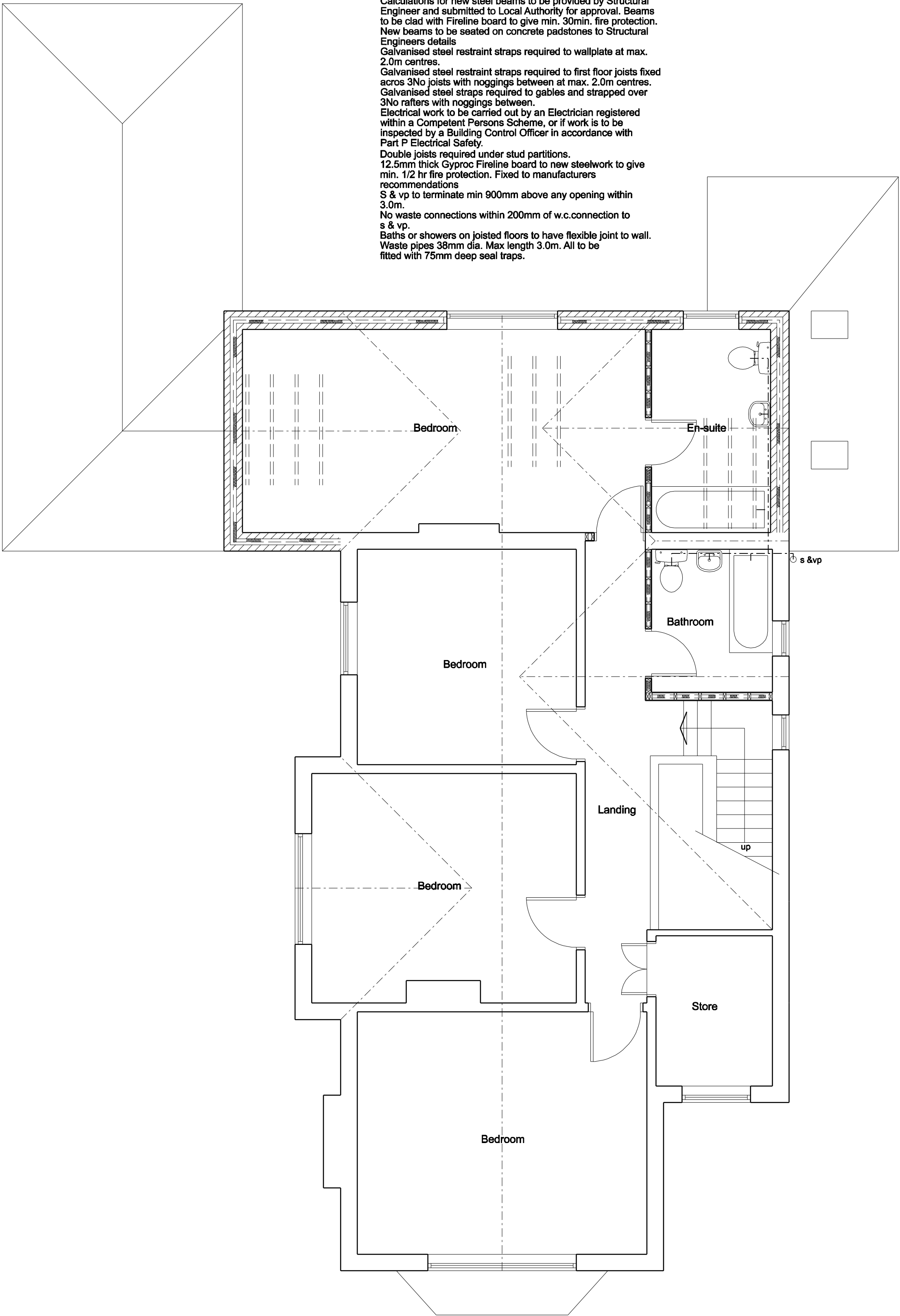
Ties:
Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.

Roof:
Concrete Interlocking tiles to Local Authority approval fixed to 38 x 25mm s/w battens to Manufacturers recommendations on breathable sarking felt, Kingspan Nilvent or equal approved on s/w timber frused rafters designed and manufactured by specialist.

100 x 75mm wallplate fixed to wall at 600mm centres.
25mm soffit ventilation and continuous ridge vent to provide adequate cross ventilation. 125mm insulation laid between joists. 150mm thick insulation laid at 90 degrees over joists. 12.5mm plasterboard
Min. 50mm clear air space required above insulation.



Ground Floor Plan



First Floor Plan

A		
	Date	Revisions

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Project
**Proposed Alterations
White Cot
Highgate Road
Bolton upon Dearne**

Title

Proposed Plans

Scale	1:50	Date	April 2016
Drawn by	MJH	Revision	
Drawing No.	1023-03		