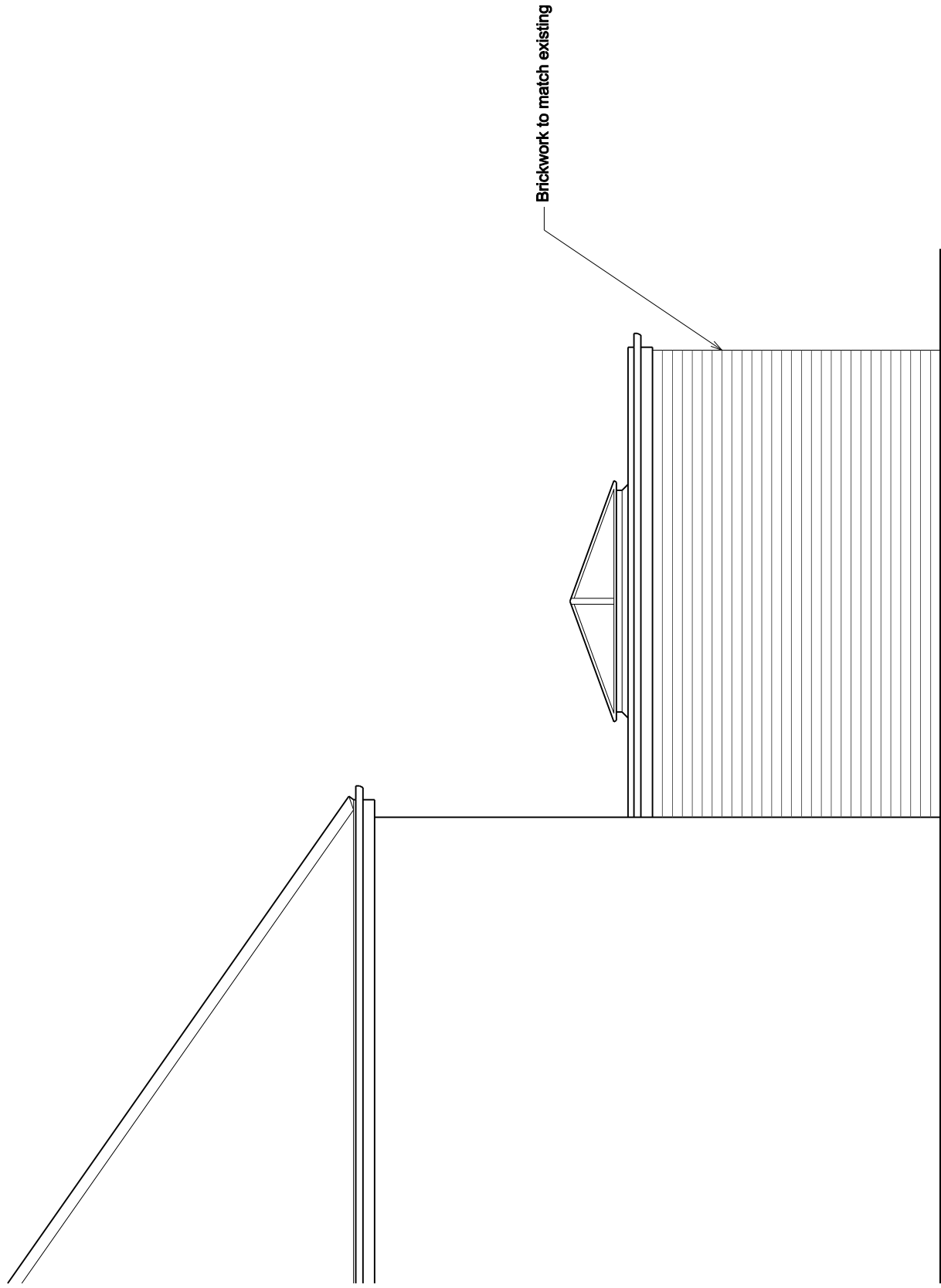
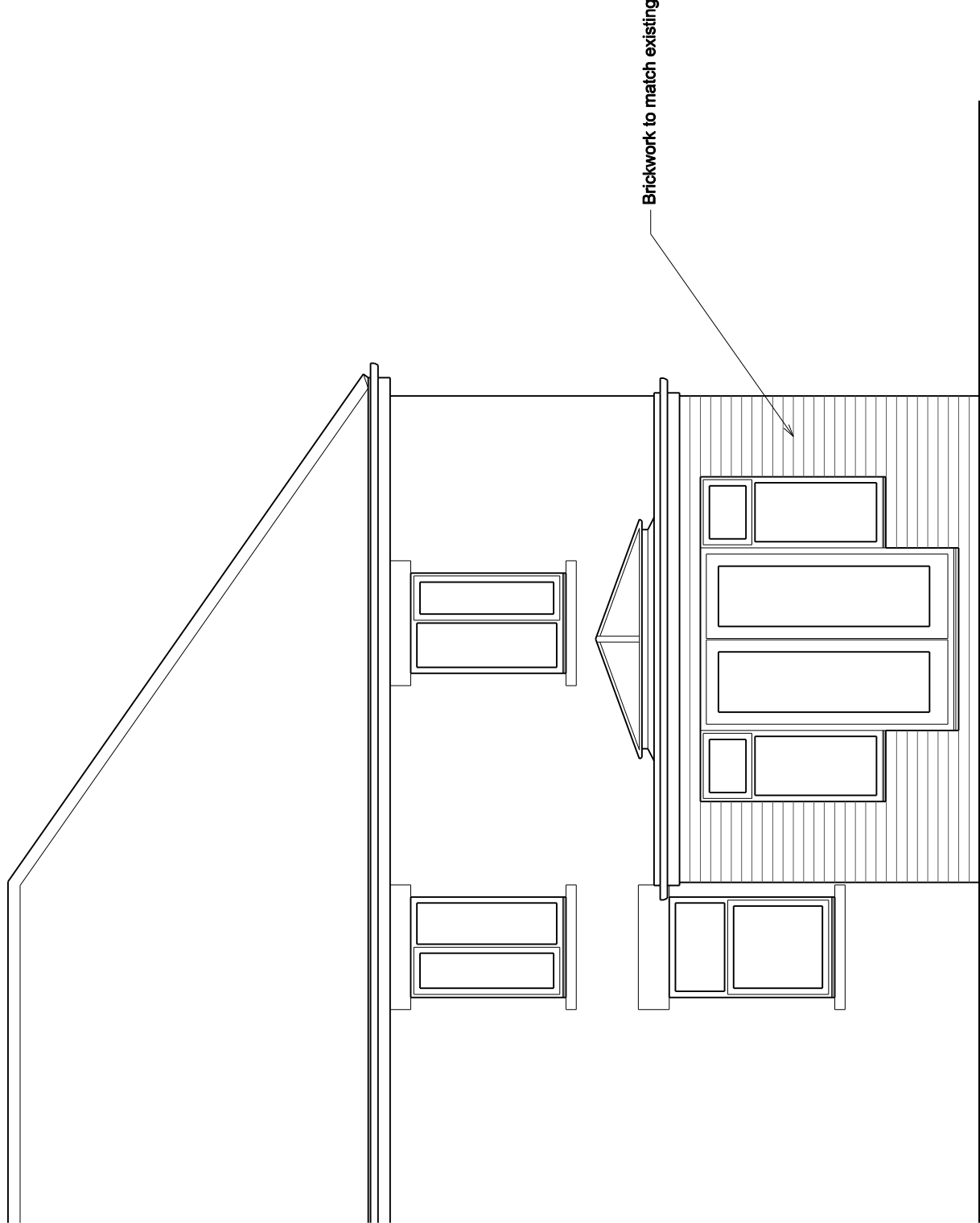


General:

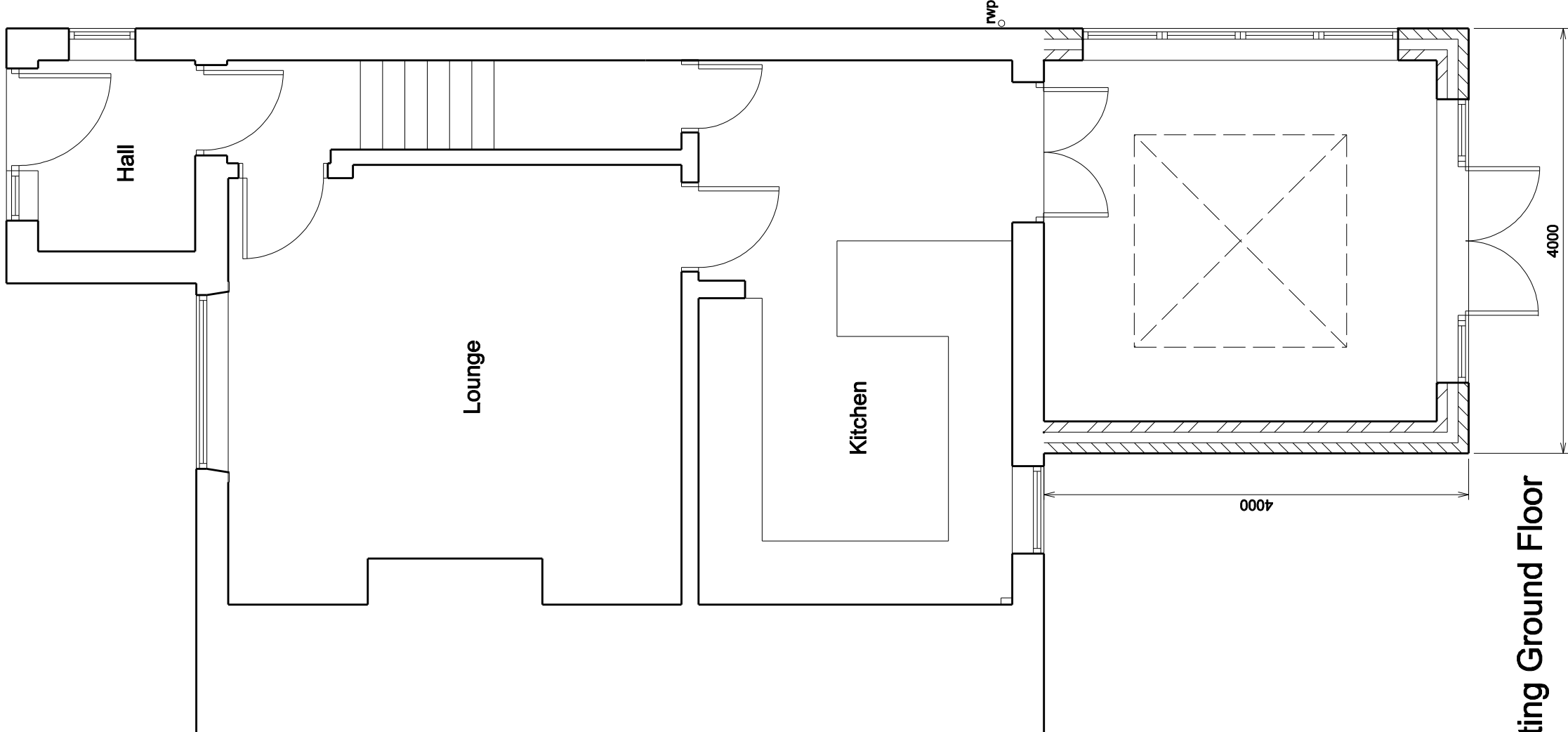
New windows to be PVCu double glazed with low-e glass and 16mm air gap to give average U-value of 1.5W/m2K. Code 4 and triple to autumn. Windows to be energy efficient. Part P certificate to be submitted to Local Authority on completion of work. Habitable rooms to have escape windows 0.33 sq m min. Kites, min. 730mm wide, 600 to 1000mm above level. Kites, min. 730mm wide, 600 to 1000mm above level. 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 independently. Hardwired smoke detectors to be fitted at all floor levels. 8000mm trickle vents to new bedroom window to give background ventilation.



Proposed Side Elevation



Proposed Rear Elevation



Existing Ground Floor

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NOTES:  
All dimensions must be checked on site and not scaled from this drawing.  
CONTRACTORS PLEASE NOTE:  
The design is based on the information provided and no liability is accepted for any errors or omissions. Any structural work must be carried out to the specification and requirements of the Structural Regulations and any amendments must be reported to the Local Authority.  
All structural work must be inspected at all relevant stages by the Structural Engineer and any amendments must be reported to the Local Authority.  
Any costs and claims for damages, loss of trade etc. incurred by failing to comply with the specification and requirements of the Structural Regulations, 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.

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. to be continuous and to lap over all joints. D.p.c. cavity tray required over new linings. Mastix pointing to reveals.

External Walls:  
100mm thick brickwork to match existing outer leaf to Local Authority Approval. 10mm clear cavity. 50mm thick Kingspan Kooltherm K108 wall insulation, 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:  
75mm thick sand/cement screed on 170mm thick (80+90mm) Kingspan K103 floor insulation on separating layer membrane 150mm thick on sand bedding on 100mm thick concrete slab on 150mm thick gravel consolidated hardcore. Construction to give 0.09W/m²K.

Insulation laid to Manufacturers recommendations. 'Cavity' or equal approved galvanised steel linings over door and window openings to Manufacturers recommendations.

Glazing:  
Glazing within critical locations as defined in Building Regulations to be carried out to the specification and requirements of the Structural Regulations and any amendments must be reported to the Local Authority. 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.

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:  
Roofs to be drained to a gully. Downpipes to be verified 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.

Flat Roof:  
Single ply membrane fixed to Manufacturers recommendations. 19mm thick exterior plywood on saw timber fillets to give falls on 195x50mm saw timber joists at 450 centres. Celotex XR4120 between joists, 40 +12.5mm Celotex PL4000 fixed below joists. 12.5mm plasterboard on approved used adjacent wall abutment. 12.5mm plasterboard and skim finish to underside.

General:  
Lighting: Lights to have min. 150mm and beading. Thermoset plastic radiator valves and insulated pipework in un-heated spaces required to any new heating.

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. 2.0m centres.

Galvanised steel restraint strips required to wallplate at max. across 3No joists with noggings between at max. 2.0m centres. 3No rafters with noggings between.

Electrical work to be carried out by an Electrician registered with an Approved Persons Scheme, or if work is to be inspected by Building Control Office in accordance with Part P Electrical Safety.

Smoke detectors to be mains operated and battery backup

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|-------------|------|-----------|
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Client

Mr & Mrs Skeldon

Project

Proposed Alterations  
52 Newtown Avenue  
Royston  
Barnsley  
S71 4HB

Title

Proposed plans & elevations

|             |         |          |            |
|-------------|---------|----------|------------|
| Scale       | 1:50    | Date     | March 2023 |
| Drawn by    | JRH     | Revision |            |
| Drawing No. | 1324-02 |          |            |