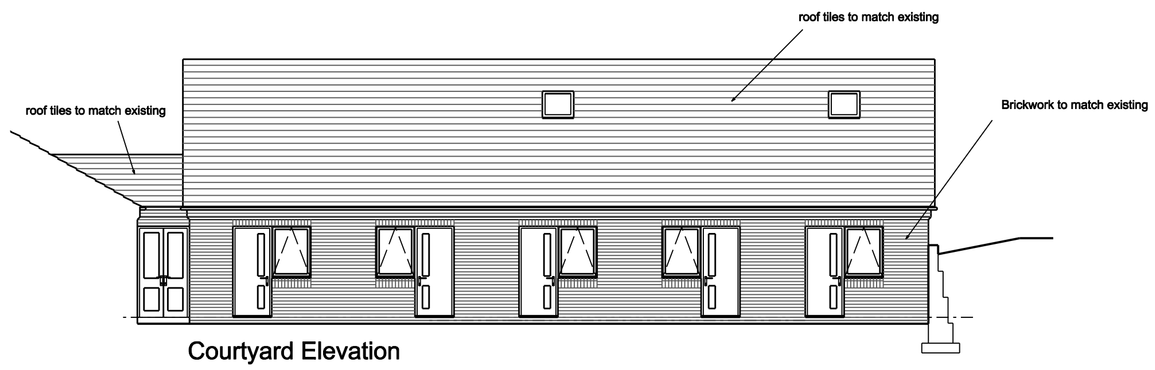
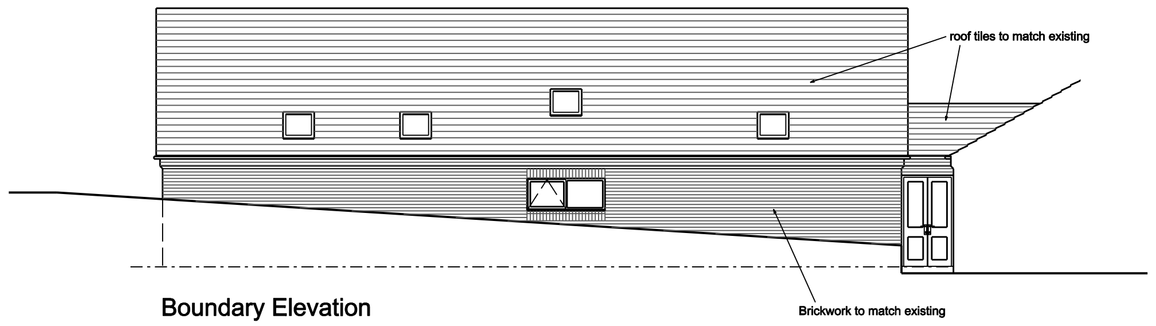
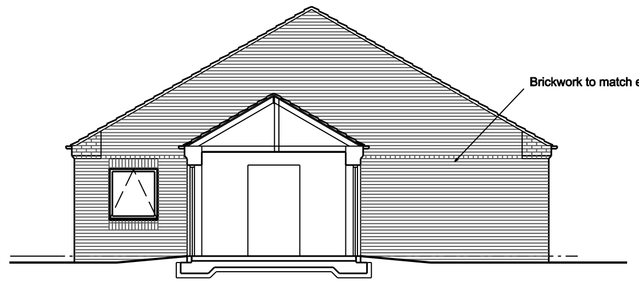


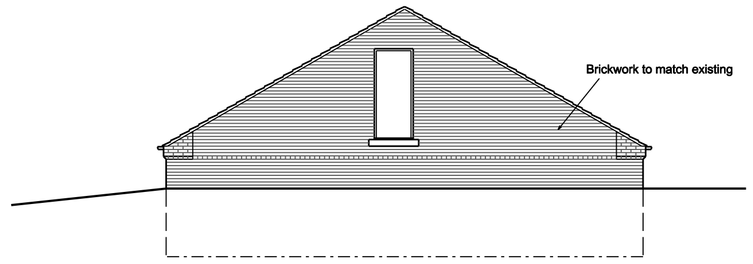
Courtyard Elevation



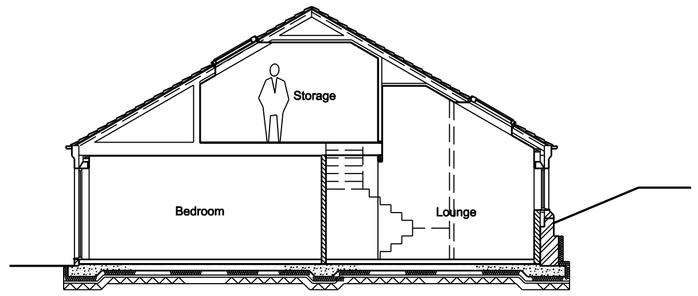
Boundary Elevation



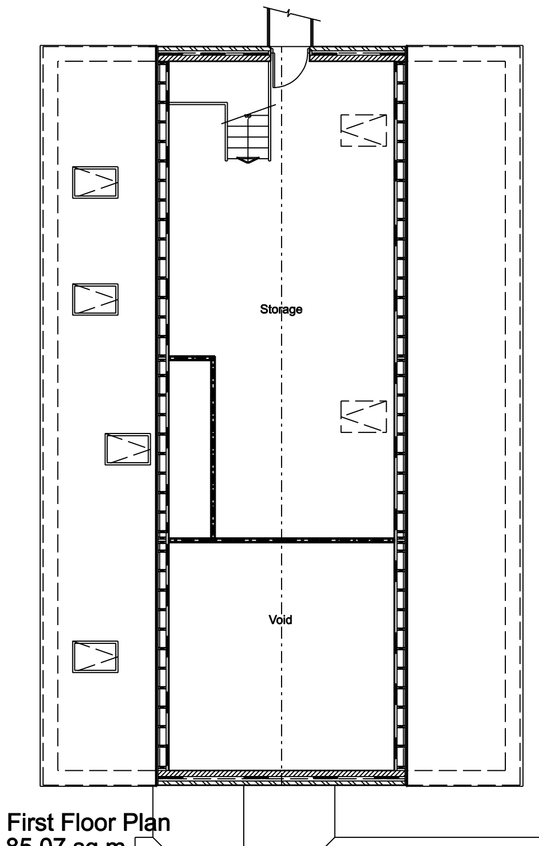
Link Elevation



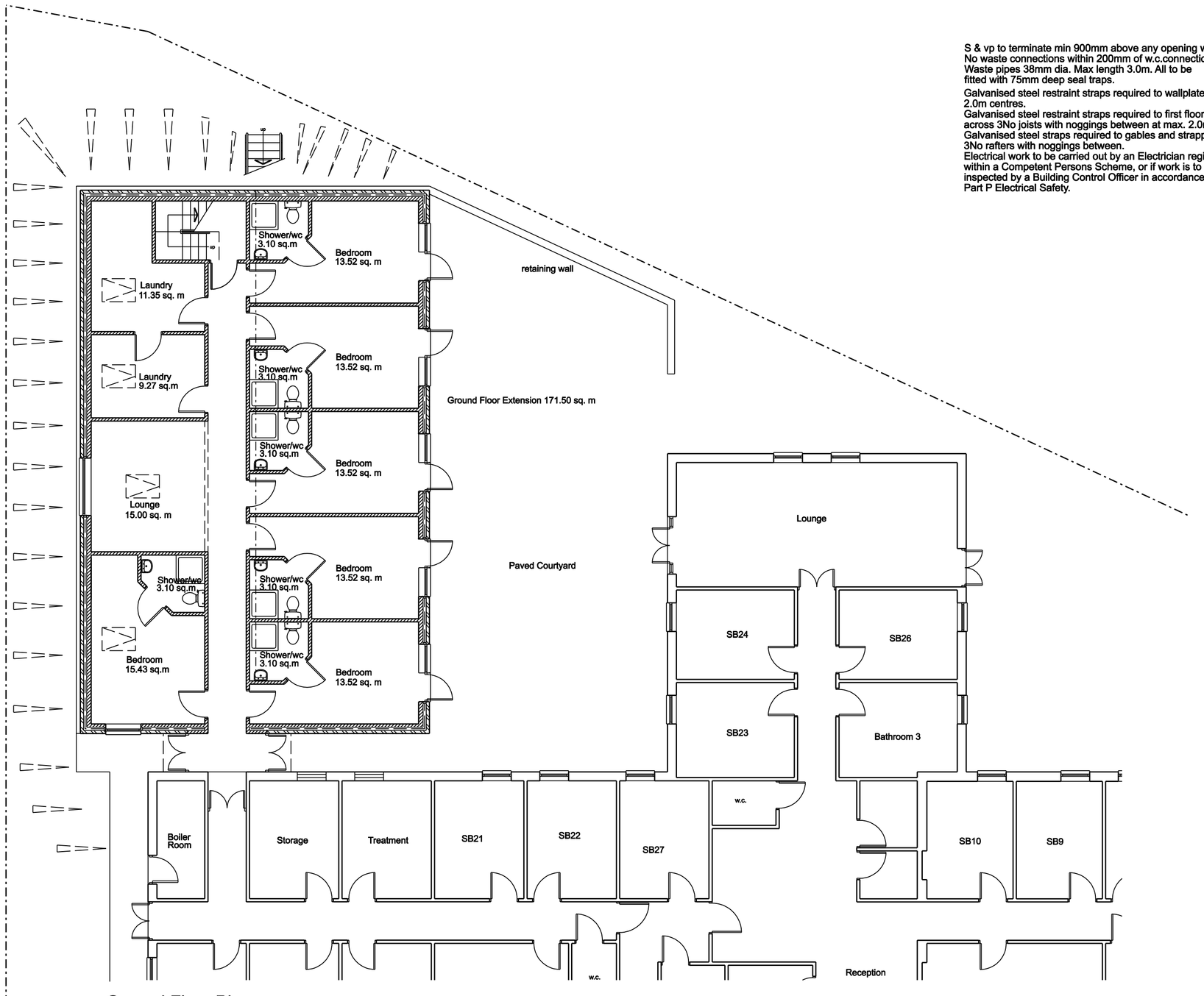
End Elevation



Typical Section



First Floor Plan
85.07 sq.m



Ground Floor Plan

S & vp to terminate min 900mm above any opening within 3.0m.
No waste connections within 200mm of w.c.connection to s & vp.
Waste pipes 38mm dia. Max length 3.0m. All to be fitted with 75mm deep seal traps.

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.

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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 repelant to satisfaction of Local Building Inspector.
No projections over boundary.

Ground Floor:
150mm thick re-inforced concrete raft floor slab to Engineers design on Visqueen 2000g damp proof membrane on 50mm thick sand blinding. 100mm thick Celotex Floor insulation on 50mm thick sand blinding on 150mm thick well consolidated hardcore

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.

External Walls:
100mm thick brickwork to match existing outer leaf to Local Authority Approval, 50mm clear cavity, 50mm thick Celotex double-GA2000 wall insulation, 100mm thick blockwork inner leaf.
Construction to give min. 0.28W/m K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

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

Roof:
Concrete tiles to match existing fixed to 38 x 25mm s/w battens to Manufacturers recommendations on breathable membrane on s/w timber trussed rafters designed.and manufactured by specialist. Calculations and details to be submitted to Local Authority for approval before manufacture.
100 x 75mm wallplate fixed to wall at 600mm centres.
25mm soffit ventilation and continuous ridge vent to provide adequate cross ventiation. 100mm Celotex GA4100 insulation fixed between joists. 45mm thick Celotex PL400 Insulation fixed under joists, 12.5mm plasterboard and skim finish. All to give 0.18Wm2K.
Min. 50mm clear air space required above insulation.

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.

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

Rainwater Goods:
Rainwater goods to match existing.

General:
Lintels/ beams to have min 150mm end bearing.
Surface water from new extension to go to soakaway.
Wall ties to new external walls to be stainless steel positioned at 450mm centres vertically and 750mm horizontally and at every block course at reveals
All heating to be carried out by Gas Safe registered person.
All electrical work to be carried out by a competent person under Approved Document Part P.
New wall ties to be vertical twist type.
'u' value for new wall construction to be 0.28Wm2 K
Stability calculations to be provided by structural engineer.
Strutting to mid-span of ground floor joists.
D.P.M. to be 1200 gauge Visqueen,to run continuously to outer leaf, lapped 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.

Glazing:
Glazing within critical locations as defined in Part N of 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.

A	16/04/2014	Notes added
	Date	Revisions

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Project
Proposed Alterations
Hunningley Grange
237 Doncaster Road
Barnsley

Title
Proposed Ground Floor Plan

Scale 1:100	
Drawn by MJH	Date Mar 2014
Drawing No. 922-02	Revision A