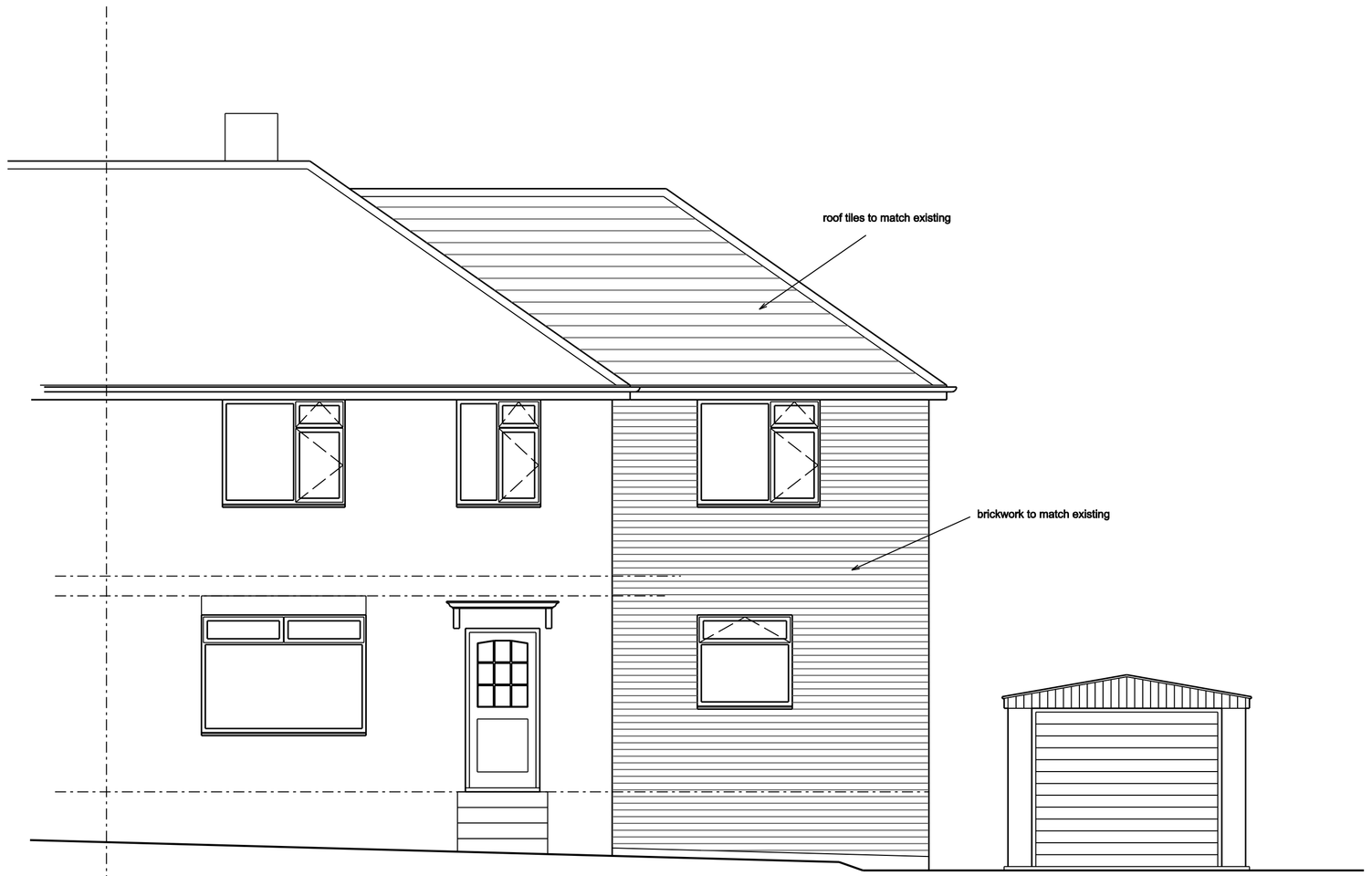
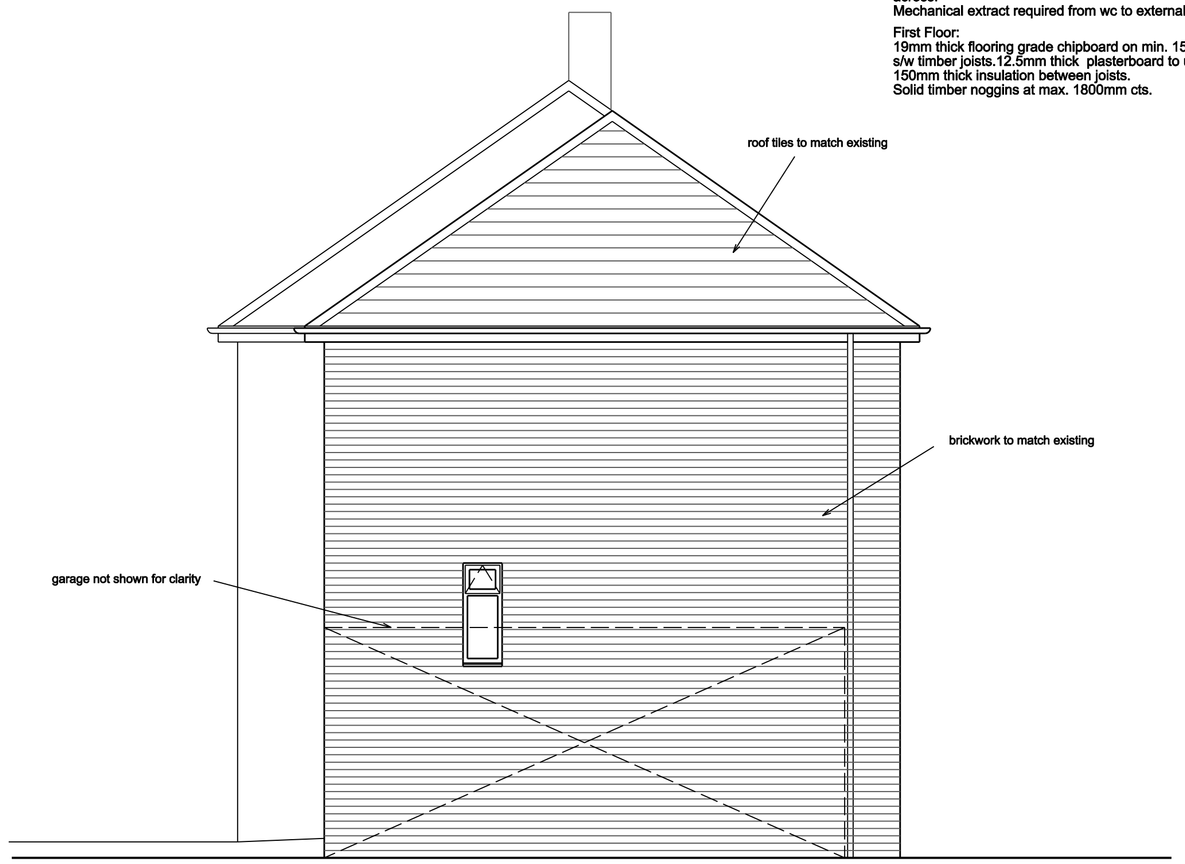
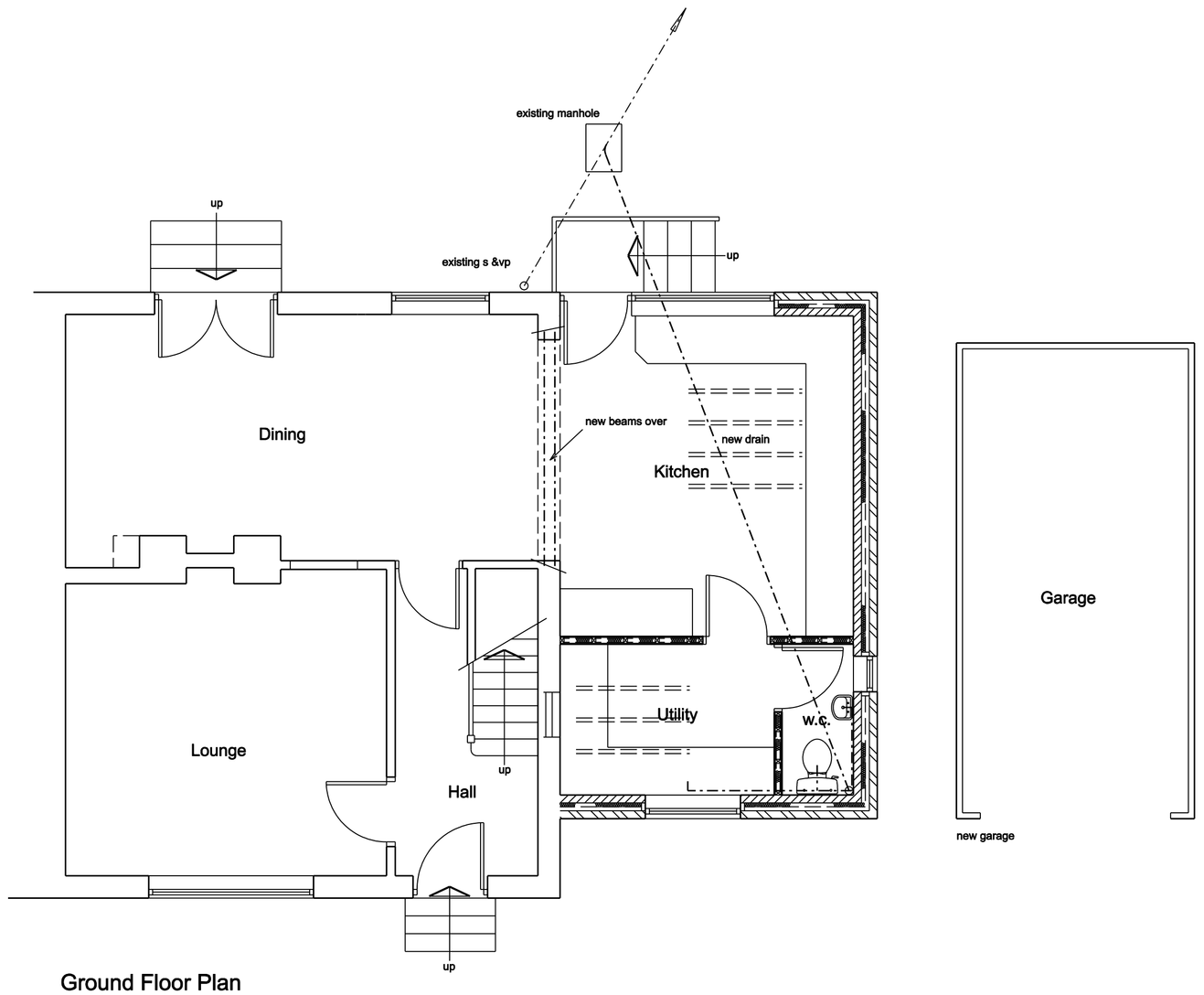


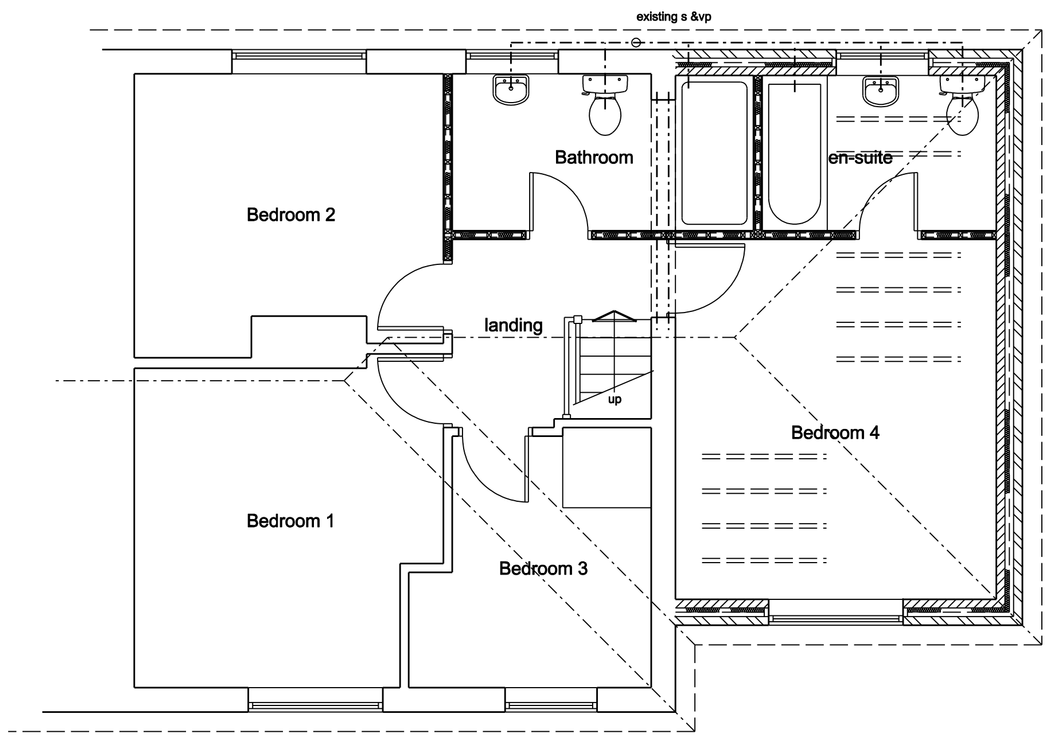
Front Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

Building Control requirements:
Roof trusses and bracing will be to BS 5268 part 3 and the trusses will be secured to wall plate with truss clips.
Sub floor ventilation to be 215x150mm air grates, liners and tray dpc over 450mm from each corner, 1800mm centres thereafter
Calculations for steel beams and padstones with full half hour encasement.
Means of escape window required to new bedroom. min 450mm wide 750mm high clear opening.
Mains wired interlinked smoke detection and alarm system required.
A Part P certificate will be required on completion.
150mm thick insulation between ceiling joists. 150mm thick insulation across.
Mechanical extract required from wc to external air to give 6 litres/sec.

First Floor:
19mm thick flooring grade chipboard on min. 150 x50mm C16 s/w timber joists.12.5mm thick plasterboard to underside, skim finish.
150mm thick insulation between joists.
Solid timber noggins at max. 1800mm cts.

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.

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.

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

Ground Floor
19mm thick flooring grade chipboard on 200 x 50mm s/w timber floor joists at 400mm centres, 105mm thick Kingspan Kooltherm K3 or equal approved insulation between joists supported on chicken wire. s/w timber sleeper walls at 900mm centres. Ventilation to be maintained to existing floor.

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 trussed rafters designed and manufactured by specialist. 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. 10mm Kingspan insulation laid between joists, 150mm Kingspan insulation laid over joists at 90 degrees to first layer.
12.5mm plasterboard and skim finish. All to give 0.18Wm K. 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.
New windows to be PVCu double glazed with low-e glass and 16mm air gap to give average u-value of 1.6W/m2K.
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 0.28Wm K
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.
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.
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.

Glazing:
Glazing within critical locations as defined in Part K 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		

Client
Mr & Mrs Bradford

Job Title
Proposed Alterations
59 Woodhall Road
Darfield
Barnsley

Drawing Title
Proposed Plans and Elevations

Scale	1:50		
Date	Aug 2014	Drawn by	MJH

Drawing No. 951-02	Rev.