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**NOTES:**  
 All dimensions must be checked on site and not scaled from this drawing.

**Notes:**  
 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 resistant to satisfaction of Local Building Inspector. No doors over boundary.

**Foundations:** To be concrete strip min 225 x 600mm, depth to be determined on site and agreed with Local Building Inspector  
**External Walls:**  
 100mm thick brickwork to match existing outer leaf to Local Authority. Approved cavity to match existing, 50mm thick Celotex G3000 wall insulation, 100mm thick brickwork inner leaf.  
 Construction to give min. 0.28W/m<sup>2</sup> K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals.  
 D.p.c.s positioned min. 150mm above ground level. D.p.c. weathercheck to all new window and external door openings.  
**Roofing:**  
 D.p.c cavity tray required over new lintels. Mastic pointing to be used.  
**Internal Floor:**  
 75mm thick sand/cement screed on 100mm thick concrete slab on Visqueen High Performance Racon Membrane on 100mm thick Celotex G3000 insulation on 50mm thick sand bedding on 150mm thick well consolidated hardcore.  
 Interlocking tiles to match existing and to Local Authority approval, fixed to 38 x 25mm s/w battens to Manufacturers recommendations on breathable sarking felt, Kingspan N10vent or equal approved on s/w timber joists. All timber to be treated with preservative to a specialist. 100 x 75mm ventilated fixed to wall at 600mm centres. 25mm soffit ventilation and continuous ridge vent to provide adequate cross ventilation. GAA075 plasterboard below rafters. 60mm thick PL4000 + 12.5mm plasterboard below rafters. 50mm clear air space required above insulation.  
**Drainage:**  
 New drains to be plastic pipes with approved flexible joints connected to existing system. Drains to be litted over where passing under walls and approved drainage gully where passing close to building. Min fall 1:40 for PN 160 for SW drains.

**Tiles:**  
 Every third joist to be led down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.  
**Lintels:**  
 Cast-in or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.  
**Windows:**  
 All windows to be uPVC double glazed units by Specialist Manufacturer. Opening lights to be min. 1/20th of floor area.  
**Rainwater Goods:**  
 Rainwater goods to be Marley Extrusions 'Flowline' or equal approved 115mm gutters, 65mm downpipes  
**Glazing:**  
 Glazing within critical locations as defined in Building Regulations, i.e. within 900mm from floor level or 1500mm in height, to be safety glass to BS 6206 or toughened glass to BS 6206 and suitably Kite Marked.

**Revisions**

No.	Date	Revisions
A		

**MJH Design**  
 Architectural Services  
 53 Bantoldowny Street  
 Wotton Bassett  
 Bamsley  
 S73 8LB  
 Tel: 07887549711  
 e-mail: concorde.mjharper@virgin.net

**Client**  
 Mr. C. Roper  
**Project**  
 Proposed Annex  
 1 Sandhill Grove  
 Grimethorpe  
 Bamsley  
 S72 7AT

**Title**  
 Proposed Layout Plan

Scale	1:50
Drawn by	MJH
Date	Oct 2019
Revision	
Drawing No.	1198-01

