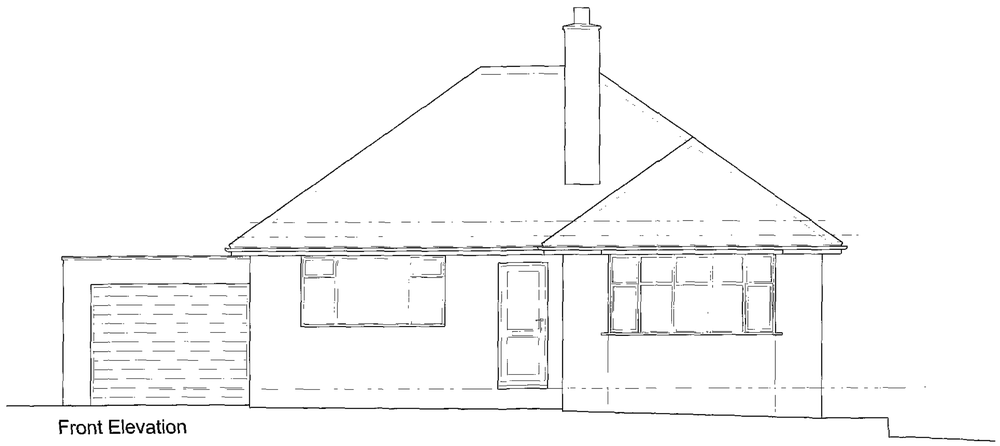
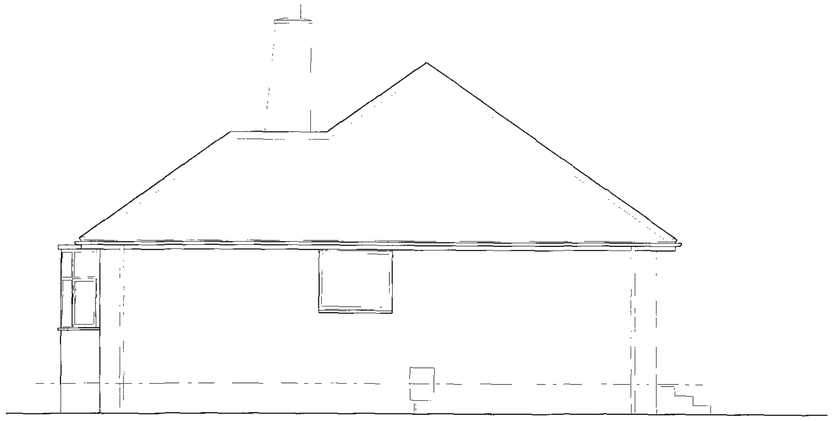
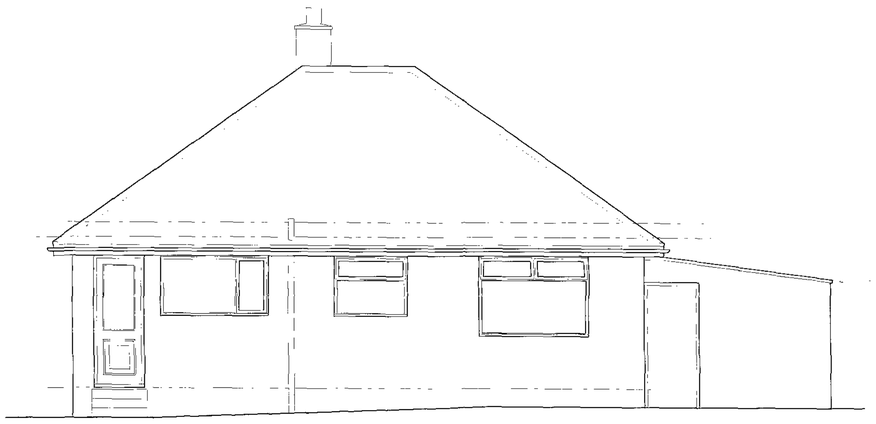


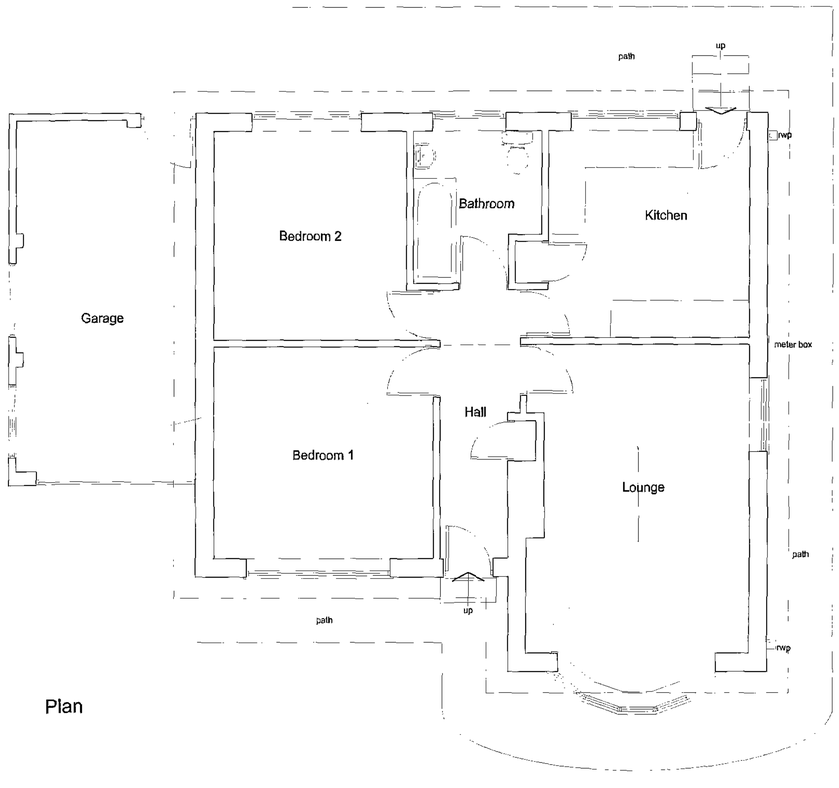
Front Elevation



Side Elevation



Front Elevation



Plan

boundary

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

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Client
Mr & Mrs P Laurie

Job Title
Proposed Alterations
17 High Ridge
Ward Green
Barnsley
S70 5HL

Drawing Title
Existing Plan and Elevations

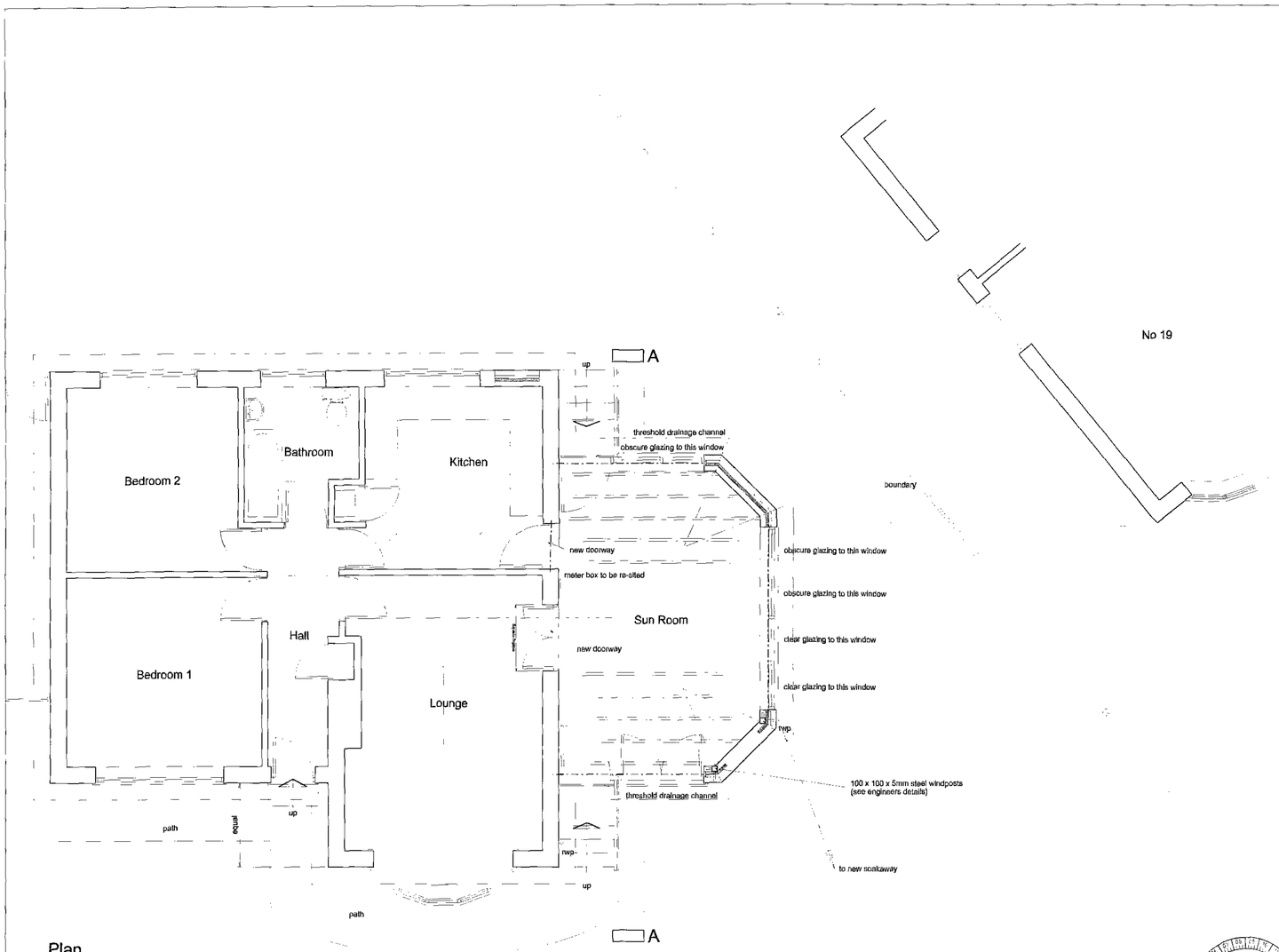
Scale 1:50

Date Aug 2009

Drawn by MJH

Drawing No. 812-01

Rev.



Plan

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A

Client
Mr & Mrs P Laurie

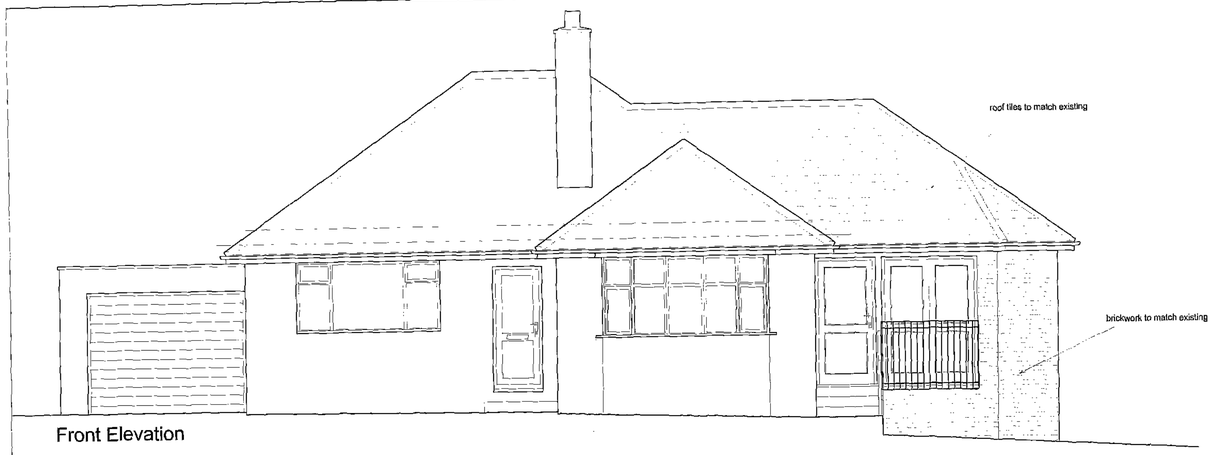
Job Title
Proposed Alterations
17 High Ridge
Ward Green
Barnsley
S70 5HL

Drawing Title
Proposed Site Plan

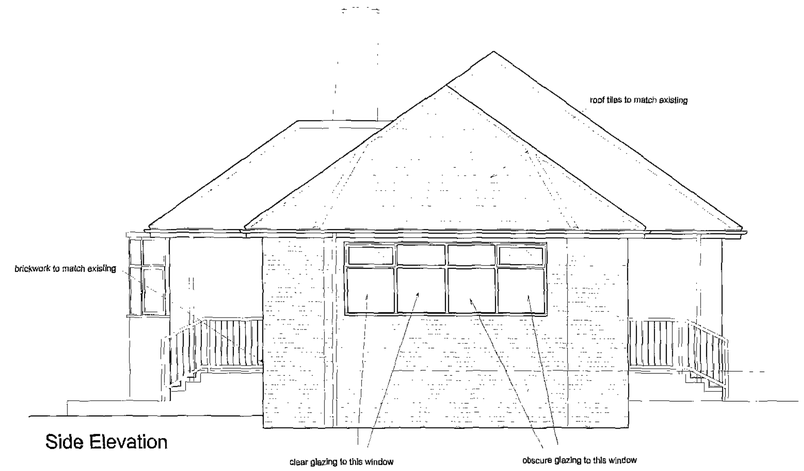
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Date Nov 2009 Drawn by MJH

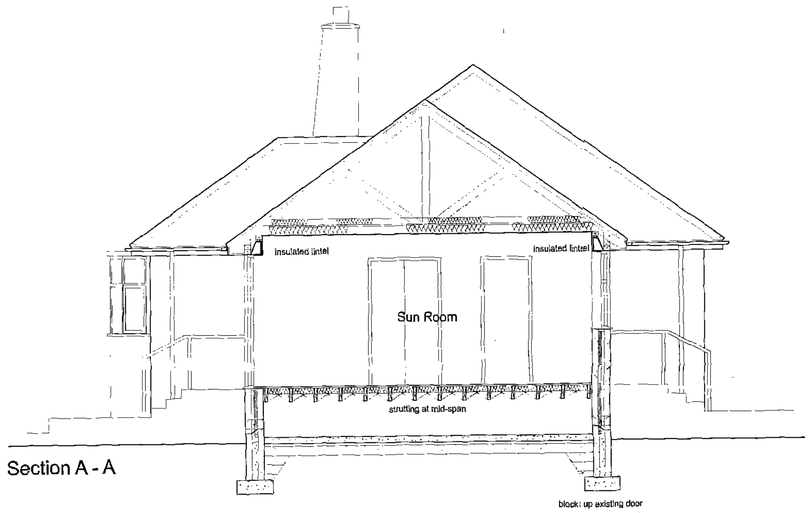
Drawing No. 812-03 Rev.



Front Elevation



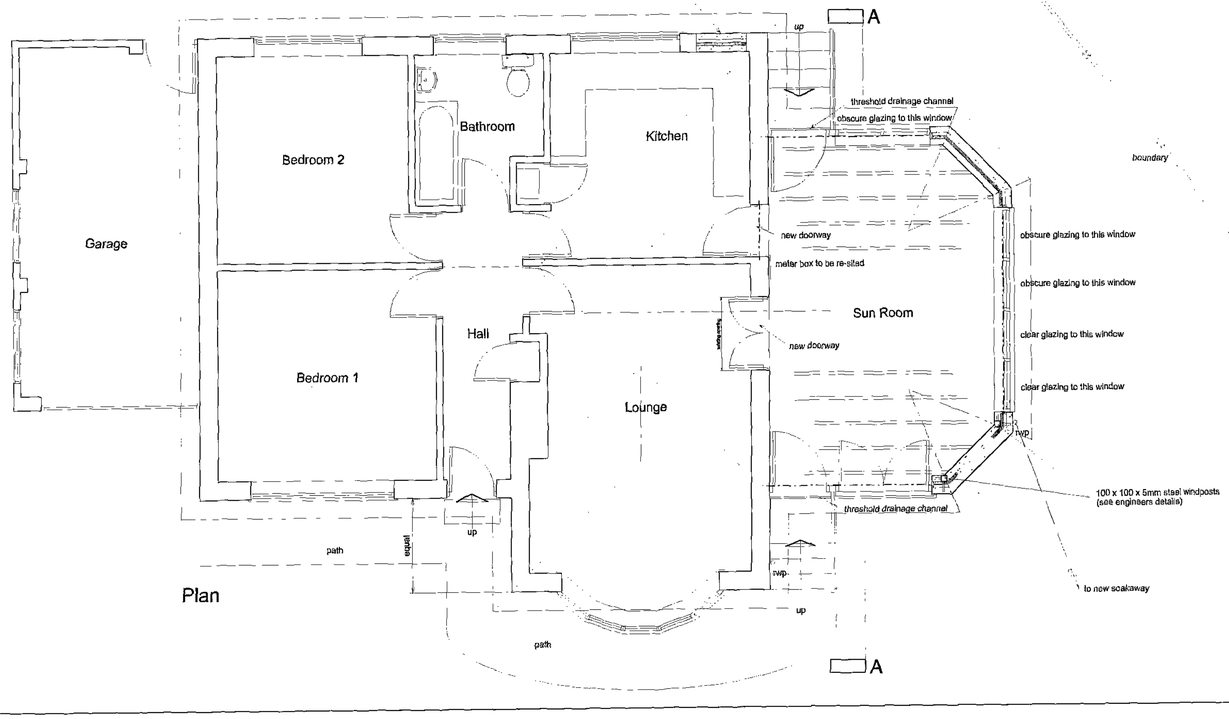
Side Elevation



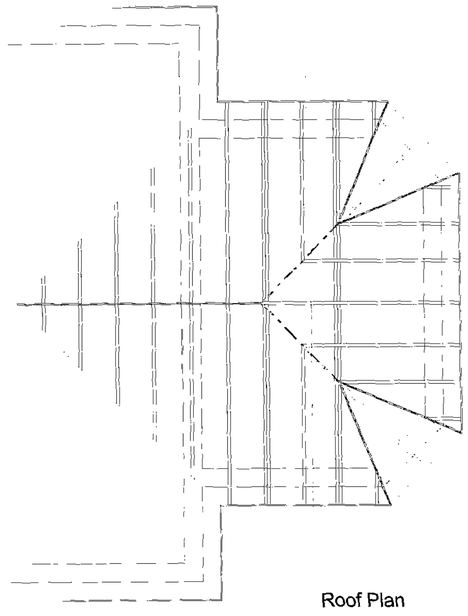
Section A - A



Rear Elevation



Plan



Roof Plan

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.

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

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.

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. 0.30W/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:
25mm thick flooring grade chipboard on 225 x 50mm s/w timber floor joists at 450mm centres, 100mm oversite concrete on 150mm thick well consolidated hardcore. 105mm thick Kingspan Kooltherm K3 or equal approved insulation between joists supported on chicken wire.

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.

Roof:
Interlocking tiles to Local Authority approval fixed to 38 x 25mm s/w battens to Manufacturers recommendations on reinforced bitumen felt underlay on trussed rafters designed and manufactured by specialist. Details and calculations to be submitted 14 days before commencement on site.
100 x 75mm wallplate fixed to wall at 600mm centres.
25mm soffit ventilation and continuous ridge vent to provide adequate cross ventilation. 150mm insulation laid between joists, 100mm insulation laid over joists.Min. 50mm clear air space required above insulation.
Underdrawn with 12.5mm plasterboard and skim finish.

General:
Lintels/ beams to have min 150mm end bearing.
New windows to be PVCu double glazed with low-e glass and 12mm air gap to give average u-value of 2.0W/m2K.
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.
Radon barrier to be incorporated into ground floor construction. To extend through to external leaf, taped at all joints and around penetrations.
Lateral restraint straps to be provided at wallplate and eaves.
Subfloor ventilation to be min. 1500 sq mm free area per metre run of wall. Any pipes needed to carry ventilating air should be min. 100mm dia.
Flyscreen required to soffit ventilation.
New lintels to be insulated, by Catnic or equal approved.

Building Control requirements:
New wall ties to be vertical twist type.
'u' value for new wall construction to be 0.3W
Stability calculations to be provided by structural engineer.
Strutting to mid-span of ground floor joists.
New roof tiles to be Ludlow Major to match existing.
Existing pitch 35° . To be checked on site by contractor.
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.
Guarding to patio doors to be min. 1100mm high from floor level and constructed so a 100mm dia. sphere cannot pass through any part.
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.
All heating work to be carried out by Gas Safe registered person.

C	28:10:09	Elevations and plan amended
B	15:10:09	Windposts added
A	26:09:09	Building Control requirements added

Client
Mr & Mrs P Laurie

Job Title
Proposed Alterations
17 High Ridge
Ward Green
Barnsley
S70 5HL

Drawing Title
Proposed Plan, Elevations and Section A - A

Scale 1:50

Date Aug 2009 Drawn by MJH

Drawing No. 812-02 Rev. C

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