

**General:**  
 Smoke detectors to be mains operated and battery backup  
 1000mm trickle vents to new bedroom window to give  
 unheated spaces required to any new heating.  
 Provide 4000mm<sup>2</sup> background ventilation to Bathroom.  
 S & VP to terminate min. 900mm above any  
 opening light within 3.0m. No waste connection within  
 200mm of W.C. connection.

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 Provide 4000mm<sup>2</sup> background ventilation plus mechanical extract  
 ventilation rated at 30 litres/second adjacent to the hob or 60  
 litres/second if operated independently.  
 New windows to be PVCu double glazed with low glass  
 unit (LGU) and argon gas in-between panes of 1.8W/m<sup>2</sup>K.  
 Code 4 lead tray dpc to abutment.  
 75% of all new light fittings to be energy efficient.  
 Part P certificate to be submitted to Local Authority  
 on completion of work.  
 Provide escape windows 0.33 sq m min.  
 area, min. 750mm wide, 800 to 1000mm from floor level.  
 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.  
 Structural details to be sealed on concrete pedestals to Structural  
 Engineers details.  
 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  
 roof joists.  
 Electrical work to be certified 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.

**General:**  
 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:**  
 D.p.c.s positioned min. 150mm above ground level. D.p.c.  
 to be applied to all external walls and to all internal walls  
 D.P.C cavity required over new linings. Masonic pointing to  
 reveals.  
**External Walls:**  
 100mm thick brickwork to match existing outer leaf to Local  
 Authority approval. 100mm thick blockwork inner leaf.  
 Construction to give min. 0.18W/m<sup>2</sup>K. Stainless steel wall ties to  
 be positioned at 450mm centres vertically and 750mm centres  
 horizontally and at every brick course at reveals.  
 75mm thick sand/cement screed on 100mm thick concrete slab  
 on separating layer membrane (min. 50kg) on 100mm thick  
 Celotex GAF100 floor insulation on Visqueen 120kg dpm on  
 100 x 100mm timber joists. Insulation to be installed in  
 accordance with manufacturers recommendations.  
**Flat Roof:**  
 12.5mm thick plasterboard and skim finish to underside.  
 50mm thick insulation between joists.  
 100 x 75mm wallplate fixed to wall at 800mm centres.  
 25mm soft ventilation and continuous ridge vent to provide  
 adequate cross ventilation. Celotex XR120 insulation  
 fixed between joists. Celotex XR400 insulated plasterboard  
 fixed over insulation. Celotex XR400 insulated plasterboard  
 All to give 0.18W/m<sup>2</sup>K, Min. 50mm clear air space required  
 above insulation.  
**Flat Roof:**  
 Single ply membrane fixed to Manufacturers  
 recommendations. 19mm thick extra grade plywood  
 recommended to be laid over 19mm thick Celotex XR400  
 joists at 450 centres. 120mm thick Celotex XR120 insulation  
 between joists. Celotex PL4000 50 +12.5mm plasterboard  
 and skim finish to underside. All to meet 0.15 W/m<sup>2</sup> K  
 U-value.  
 U-values, or equal approved galvanised steel links over door  
 and window openings to Manufacturers recommendations.  
**Glazing:**  
 Glazing with critical locations as defined in Building Regulations,  
 must be certified to BS 6859 or BS 6863. All glazing must be  
 either side to be laminated or toughened glass to B.S. 6208 and  
 suitably Kite Marked.  
**Rainwater Goods:**  
 Rainwater goods to match existing.  
 Surface water to go to soakaway min 5m from building.  
 Every third joint to be tied down by stainless steel ties screwed  
 to joists and plugged to wall min. 450mm down.  
**Ventilation:**  
 Background ventilation to habitable room to be min. 8000mm<sup>2</sup>.  
 Mechanical ventilation 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. Drains to be laid on concrete bed and to be laid over  
 where passing under walls and surrounded with pea  
 gravel where passing close to building.

Revisions	
A	Date

**M & JH Design**  
 Architectural Services  
 53 Bartholomew Street  
 Macclesfield  
 Cheshire  
 SK7 3LB  
 Tel: 07704677472  
 e-mail: enquiries.mjdesign@gmail.com

**Client**  
 Mr & Mrs Williams

**Project**  
 Proposed Alterations  
 45 Carrfield Lane  
 Bolton Upon Dearne  
 Rotherham  
 S63 8AP

**Title**  
 Proposed Plans

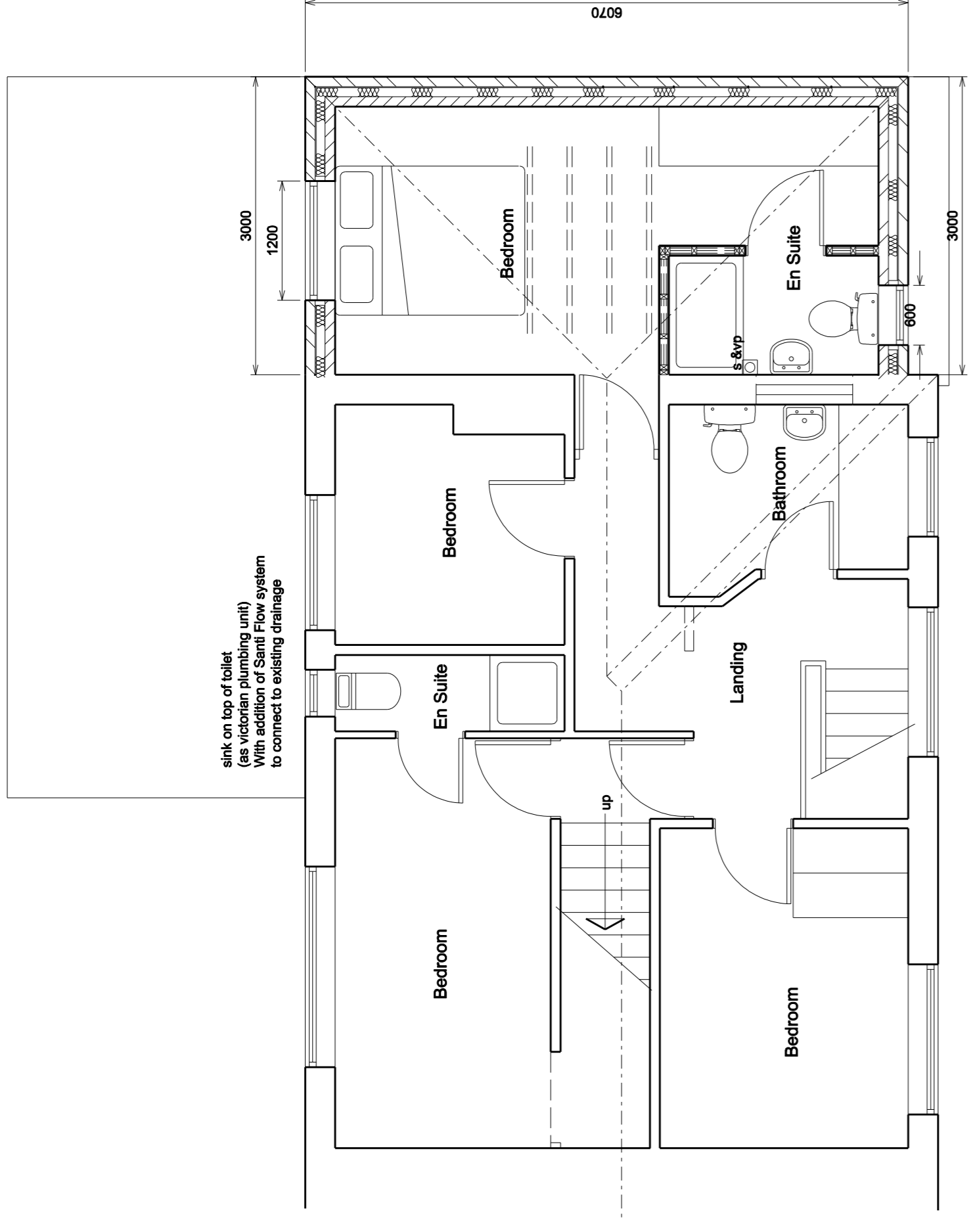
Scale **1:50** Date **August 2022**  
 Drawn by **JRH** Revision **A**  
 Drawing No. **1308-02**

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 Beams to have min 150mm end bearing.  
 Thermostatic radiator valves and insulated pipework in  
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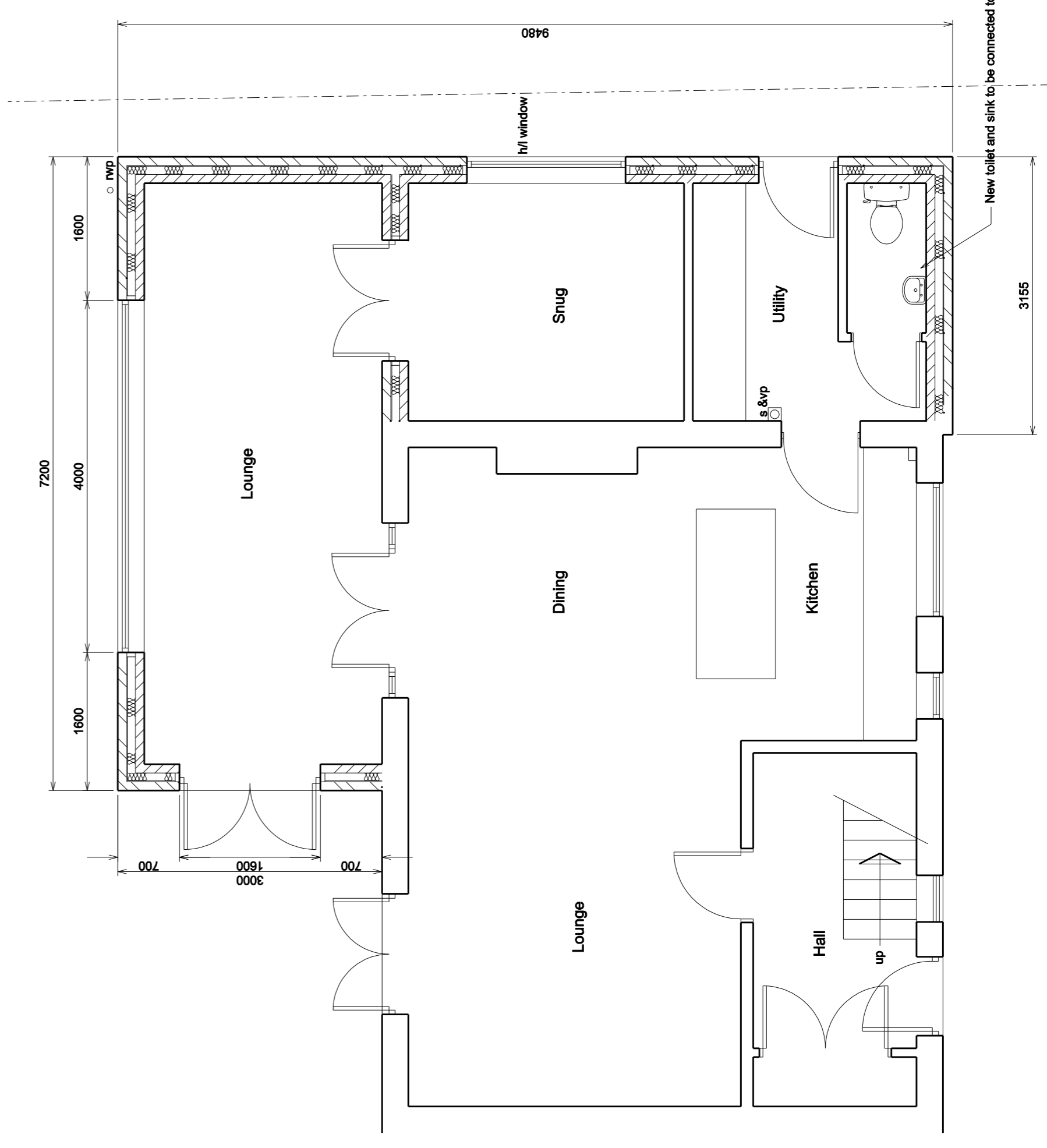
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Proposed Second Floor Plan



Proposed First Floor Plan



Proposed Ground Floor Plan