

HEATING
Central Heating by gas fired wall mounted combi boiler with balanced flue and guard positioned minimum 300mm from any external opening.
Any gas fire fitted to be minimum 225mm above floor level.

ADDITIONAL VENTILATION REQUIREMENTS
All Ventilation is to be strictly in accordance with the requirements of Building Regulations Part F Kitchen.....requires mechanical extractor fan with a minimum capacity of 60 litres/sec. or a cooker extractor hood ducted direct to external air and with a minimum capacity of 30 litres/sec. to be incorporated.
Bathroom, En-Suite, Shower Room and Cloak Room.....requires mechanical fan to give a minimum of 3no. air changes per hour and with a minimum capacity of 15 litres/second and with minimum 15 minute over run facility operated by light switch
Utility.....requires mechanical extract fan with a minimum capacity of 30 litres / second

HEATING
Class 1 fire appliance capable of burning smokeless fuel with 225mm kiln burnt aggregate spigot and socket flue to be laid socket uppermost.
All timbers adjacent to fire place to be minimum 50mm from flue and fire guard anchorage points incorporated.
Hearth to be 125mm thick concrete 550mm deep from fireplace and to project minimum 150mm from fireplace jambs.
A permanent supply of combustion air to be provided to fire appliance equal to 50% of the throat opening and to satisfaction of District Building Surveyor.

INTERNAL WALLS
Load bearing walls to be 100mm "Celcon Aircrete" blockwork with a minimum density of 450Kg/m³ with 13mm dense plaster or plasterboard on dabs and skim.
Non-load bearing walls to be 75mm x 50mm timber studding with 25mm quilt insulation laid between and 12.5mm plasterboard and skim to both sides and double joists under walls where running parallel.
100mm brick honeycomb sleeper walls minimum 150mm high and shown dotted.

NOTE :
Steel Beams to offshot areas to support feet of Attic Trusses to main roof with 'vaulted' ceiling to offshot area to Kitchen (see note on Section re - Stedwork)

Note :
All Electrical Work is to be carried out by an approved Electrician registered with the NICEIC and on completion, a design installation and Test Certificate is to be issued in accordance with BS7671

Switches and socket outlets for lighting and other equipment in all habitable rooms are to be positioned between 450mm & 1200mm from finished floor level in accordance with Section 8 of Part M of current Building Regulations.

LIGHTING
Lighting System is to comply fully with Approved Document L1B and is to have :

- 1) Fixed Energy Efficient light fittings that number not less than the greater of:
a) 1 fitting per 25m² floor area or part thereof
b) 1 fitting per four fixed light fittings
- 2) Energy Efficient fittings are those which will only accept lamps with a luminous rating greater than 40lumens per circuit-watt

SMOKE DETECTION
Smoke detectors shown thus  to be incorporated and interconnected and wired to a separate fuse at the distribution board.
They are to be positioned minimum 300mm from any ceiling lighting point and maximum 3 metres from bedroom doors.

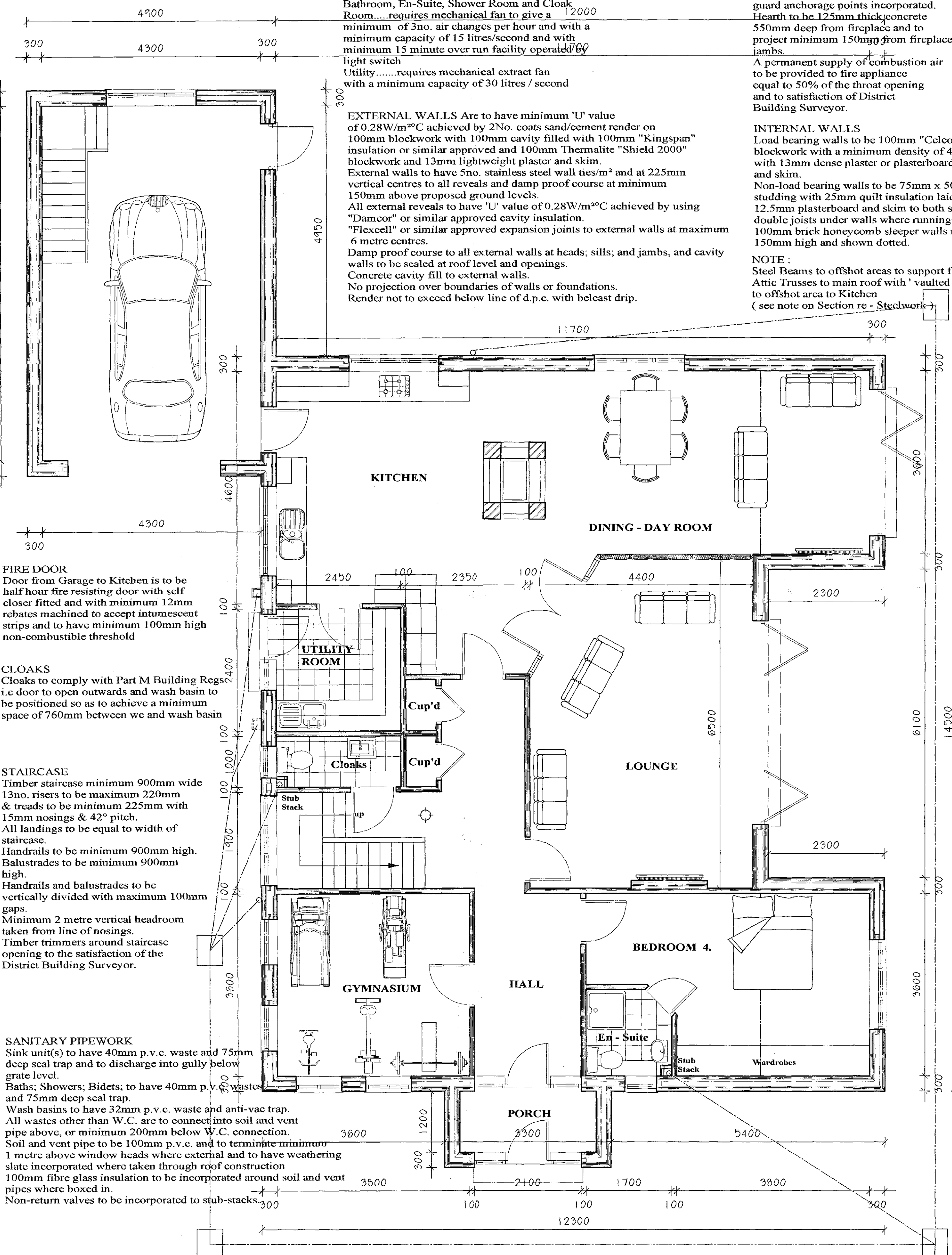
DORMER CONSTRUCTION
To achieve a 'U' value of 0.28W/m²K
100mm x 50mm timber studding incorporating 100mm 'Kingspan' insulation and vapour barrier and 12.5mm foil backed plasterboard.
100mm x 100mm corner posts
100mm x 50mm joists at 400mm centres to sill to be tied down to floor joists with 32mm x 6mm galvanised mild steel straps.
100mm fibre glass between joists at sill level.

DORMER CHEEKS
To achieve a 'U' value of 0.28W/m²K
Tile Hanging onto 50 x 25mm battens on 1no. layer felt.
100mm x 50mm studding incorporating 100mm 'Kingspan' insulation and vapour barrier on 13mm thick foil backed plasterboard and skim.
Double rafters under cheeks of dormers.

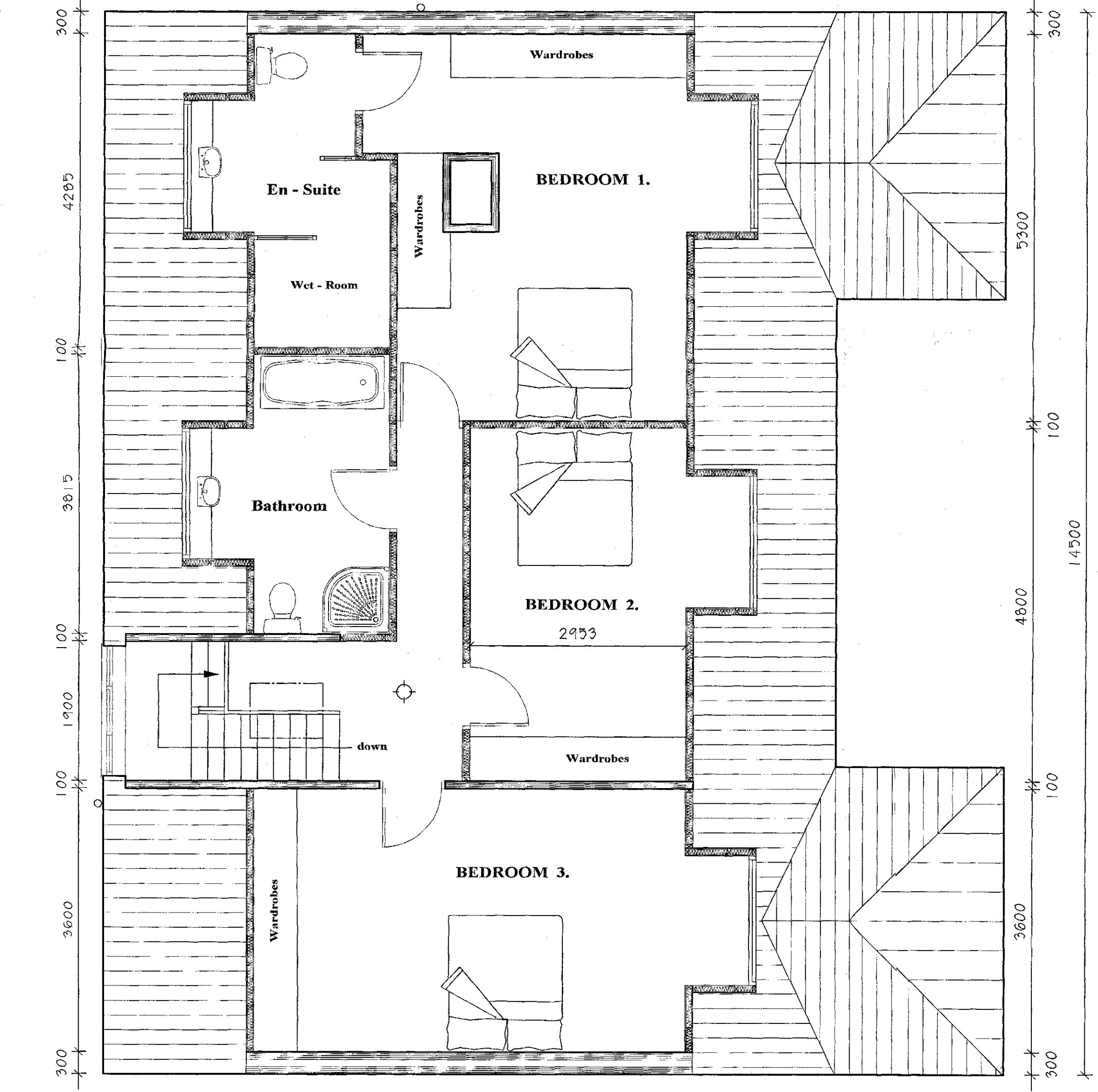
WINDOWS
All windows to be double glazed sealed units with a 16mm air gap and "K" glass by Pilkington or similar approved "soft" low-E coating to the inner pane to give a U value of 1.6W/m²K and doors to be 1.8W/m²K and to have opening lights to equal 1/20th floor area and incorporate trickle vents with minimum area 8000mm² to habitable rooms, 4000mm² to other rooms.
All glazing to windows to be in accordance with Part N Building Regulations; i.e., to be toughened/ annealed glazing to any windows with sills below 800mm from floor level and to glazed panels in doors, adjoining side screens and any windows within 300mm of doors below 1500mm from floor level.

General notes

- 1 This drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent.
- 2 All dimensions and levels to be checked and verified on site.
Any discrepancies to be reported to this office before work commences.
- 3 Details of ground floor construction and foundations are indicative only and are subject to ground conditions and levels.
- 4 The project to which this drawing applies should, if applicable, be undertaken in full compliance with the C.D.M. Regulations (2007), and under the control of a client appointed C.D.M.Co-ordinator
- 5 Any work that is carried out adjacent to any existing 'Party Walls and Boundary Party Walls' the client is to ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all the legal requirements of that act are to be discharged prior to commencement of any work.
- 6 **NOTE:**
Any works that are subject to Building Regulation Approval must not be commenced prior to approval being granted.
Any works that are commenced prior to approval will be the sole responsibility of the applicant/contractor.



GROUND FLOOR PLAN



All rainwater pipes to approved soakaways minimum 5 metres from dwelling subject to a satisfactory percolation test

SEPTIC TANK
To be 3600 litre "Conder 1.0 metre tank" or similar approved with capacity for up to 8 person usage.
Tank to be placed on minimum 150mm concrete base and concrete backfill to sides to be poured with tank in-situ to minimum 150mm thickness. Tank to have concrete cast in-situ access shaft above and standard lockable manhole cover.

DRAINAGE
All drainage to be 100mm "Hepslve" pipes or similar approved with flexible joints, bedded and surrounded in granular material and laid to a minimum fall 1:40.
Any drains passing under buildings to be encased in minimum 150mm concrete and to be bridged where passing through walls.
Inspection chambers to be 225mm Class 'B' Engineering brick or precast concrete sections on 150mm concrete base, and chambers deeper than 1metre are to have step-irons incorporated and internal sizes of chambers to comply with B.S. 8301.
All drainage is to be to the satisfaction of and approval of the District Building Surveyor.

FIRST FLOOR PLAN

PROPOSED PLANS

REVISION	DATE	DESCRIPTION
----------	------	-------------

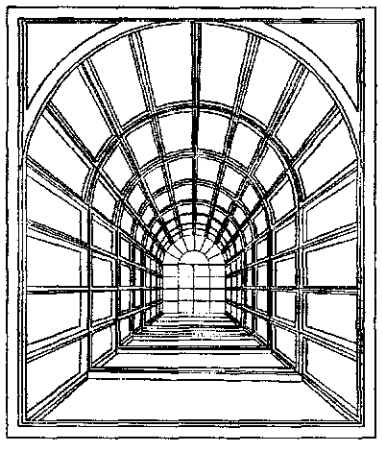
PROJECT: PROPOSED DWELLING

ADDRESS: COBCAR STREET, ELSECAR, BARNSELY

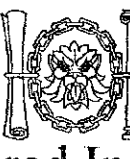
CLIENT: MR & MRS LEE

DRAWING No :
2014-54-1
DATE
MAY 2014

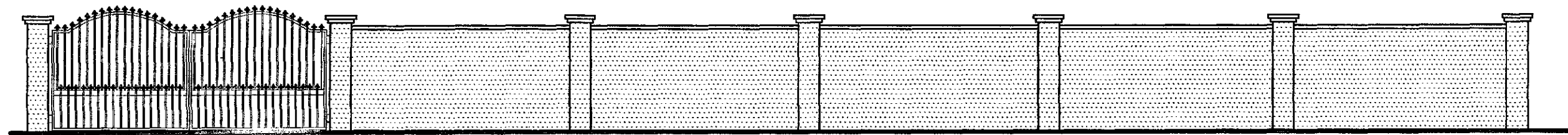
SCALE:
1:50



JOHN KNOWLES
ARCHITECTURAL DESIGN
Deancroft, Chestnut Court,
Thrybergh,
Rotherham, S65. 4RA.
Telephone : 01966 394425



Chartered Institute of
Architectural Technologists



ELEVATION TO ENTRANCE GATES & WALL

Code 4 lead flashings and soakers around chimney stack.
Chimney stack to be in accordance with Building Regulations, i.e., is to be built above a line drawn 2300mm from ridge and parallel with the roof pitch and to satisfaction of the District Building Surveyor.

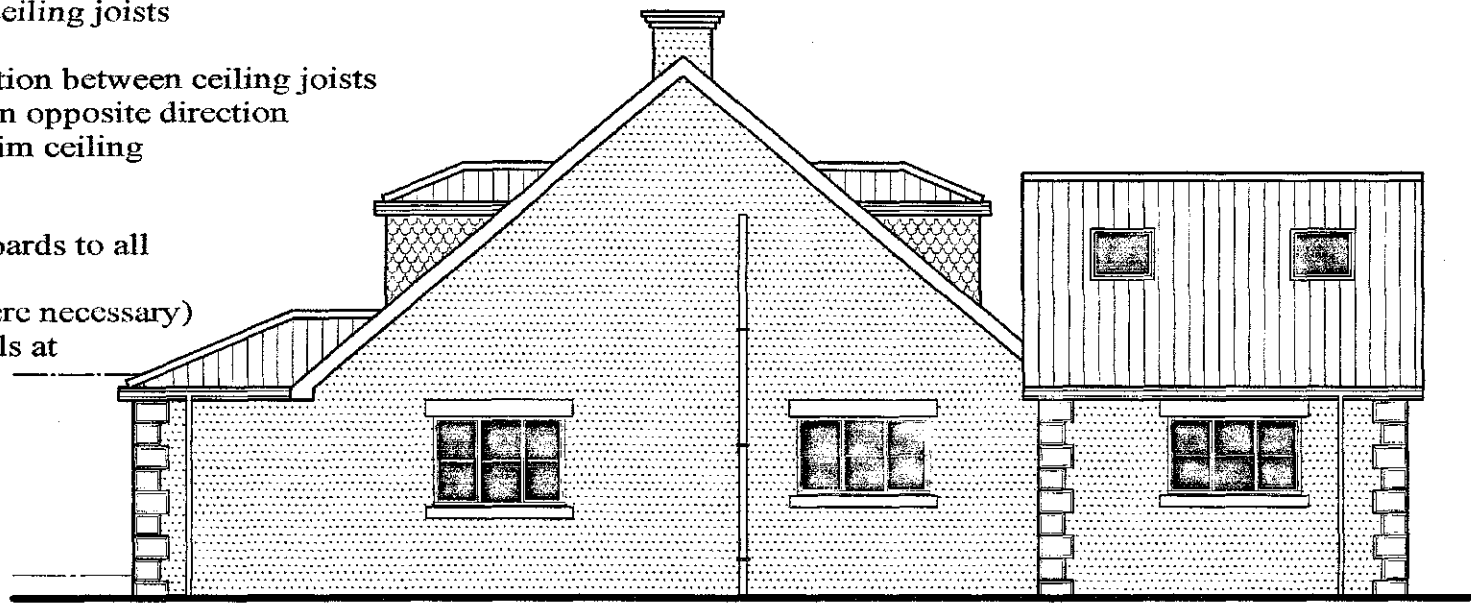


225mm x 150mm air grates with cavity liners and tray d.p.c.'s at 1800mm centres and 450mm from corners to ventilate timber ground floor.

FRONT ELEVATION

DORMER ROOF CONSTRUCTION
Roof construction as main roof with 100 x 50mm rafters and ceiling joists at 400mm centres.
150mm fibre glass insulation between ceiling joists with 150mm laid on top in opposite direction
9mm plasterboard and skim ceiling

Code 4 lead and valley boards to all valleys.
Code 4 lead (stepped where necessary) and tray d.p.c.'s to all walls at junction with roofs.



REAR ELEVATION

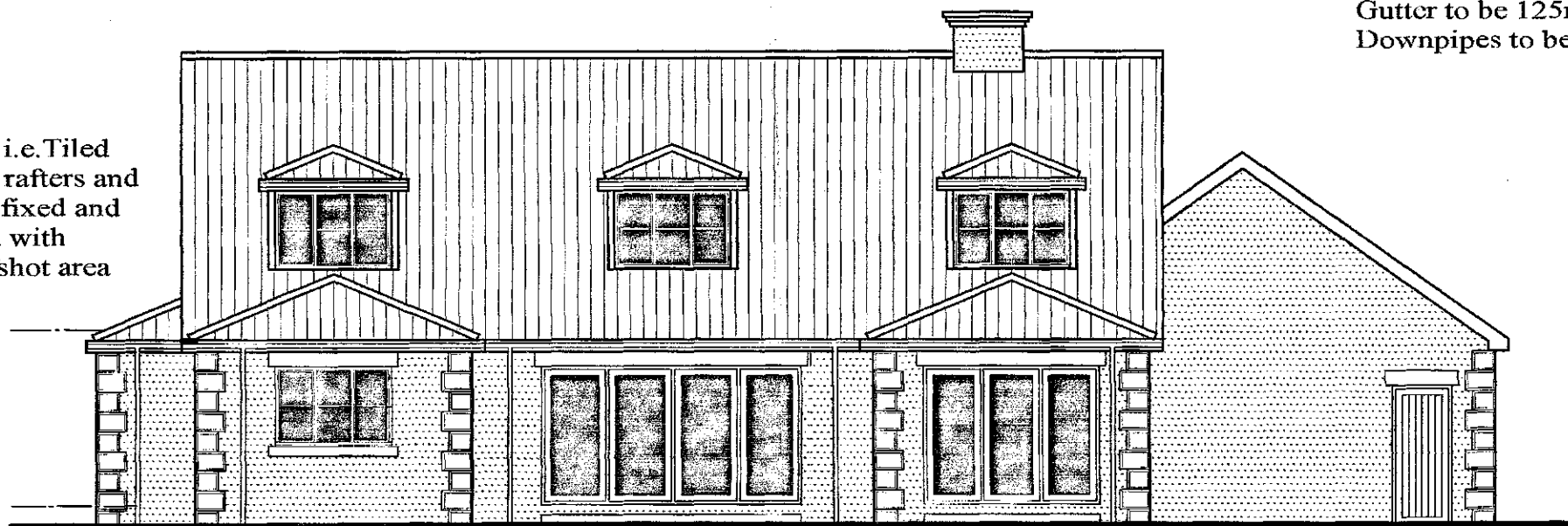
TIES
Galvanised lateral restraint straps to be fixed at first floor level; roof level and up roof slopes to span 3no. rafters/ceiling joists and at maximum 1800mm centres and where applicable incorporate timber noggins between joists and packed out from brickwork face.
Dragon ties to be included to all hip roofs where applicable.

All new windows to first floor of dwelling are to have opening lights with unobstructed openable areas of 0.33m² and minimum 450mm x 750mm for escape purposes.
Bottom of openable area is not to exceed 1100mm from floor level and windows are to comply with Part B of current Building Regulations and to satisfaction of District Building Surveyor.

Dragon ties to all hips.

Gutter and rainwater pipes to be U.P.V.C.
Gutter to be 125mm ø.
Downpipes to be 75mm ø.

ROOF CONSTRUCTION TO PORCH & SIDE OFFSHOTS
To be as main roof to Dwelling i.e. Tiled Construction with 125 x 50mm rafters and ceiling joists at 400mm centres fixed and tied to Trusses to main roof and with 'Vaulted' Ceiling formed to offshot area to Kitchen



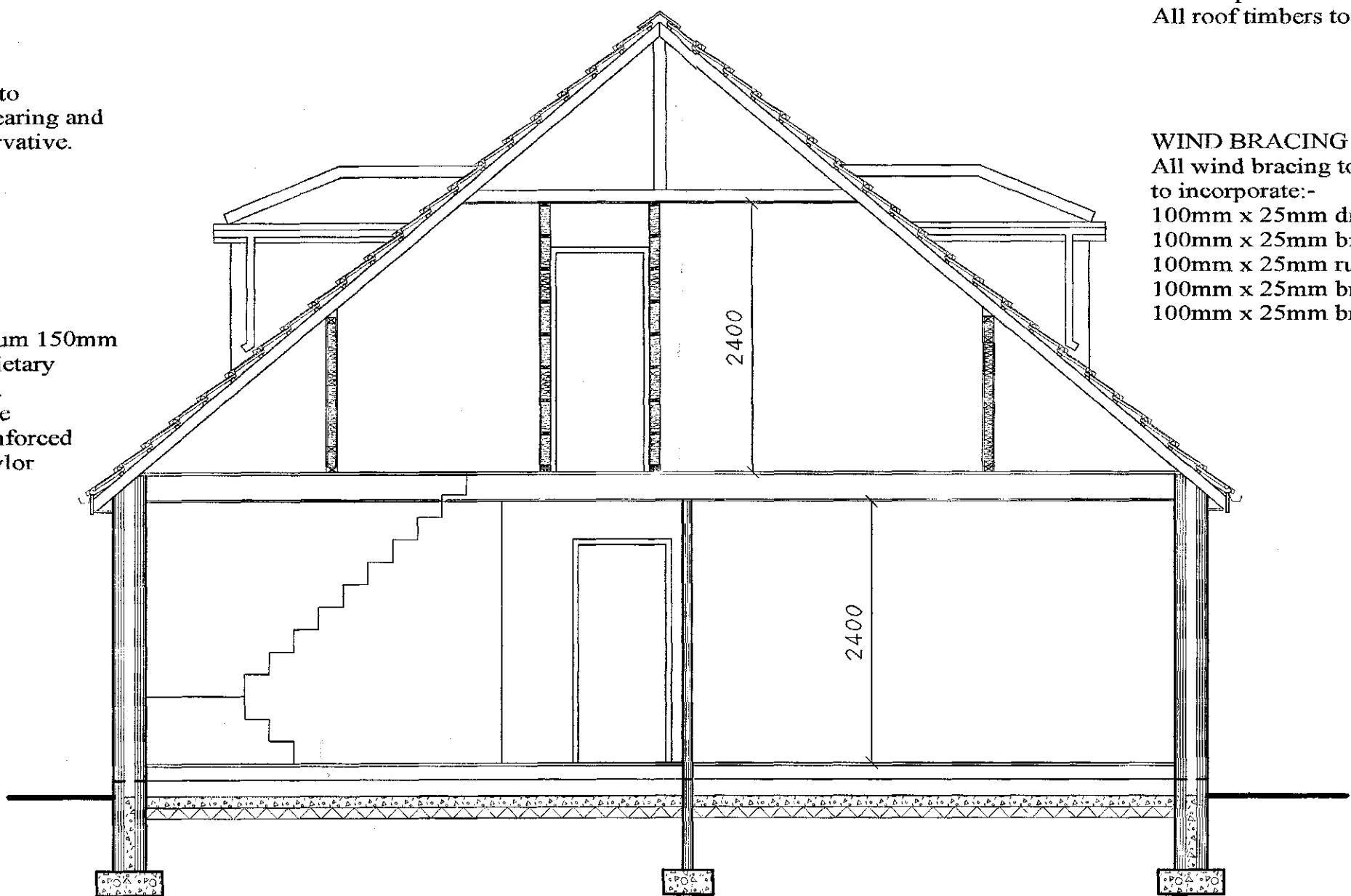
SIDE ELEVATION

D.P.C.'s to heads; sills and jambs of all external openings.
D.P.C. to external wall minimum 150mm above finished ground level.

SLOPING CEILINGS
Insulation to any sloping ceilings incorporated to be by 80mm 'Kingspan' insulation between rafters and 60mm 'Kingspan' fixed to face of rafters and to satisfaction of District Building Surveyor.

All joists built into walls are to have minimum 90mm end bearing and ends to be treated with preservative.

LINTOLS
Catic insulated lintols to all external openings with minimum 150mm end bearing and to have proprietary weep holes at 450mm centres.
All internal block walls to have 150mm x 100mm pre-cast reinforced concrete lintols and to be "Naylor Spanlite" or similar approved.



SECTION

GROUND FLOOR
Are to achieve a minimum 'U' value of 0.22W/m²K
25mm t & g boarding.
125mm x 50mm joists at 400mm centres.
100mm "Kingspan" insulation or similar approved between joists.
100mm brick honeycomb sleeper walls to be minimum 150mm high taken down to 450mm x 225mm concrete foundations
100mm oversite concrete.
100mm well consolidated hardcore.

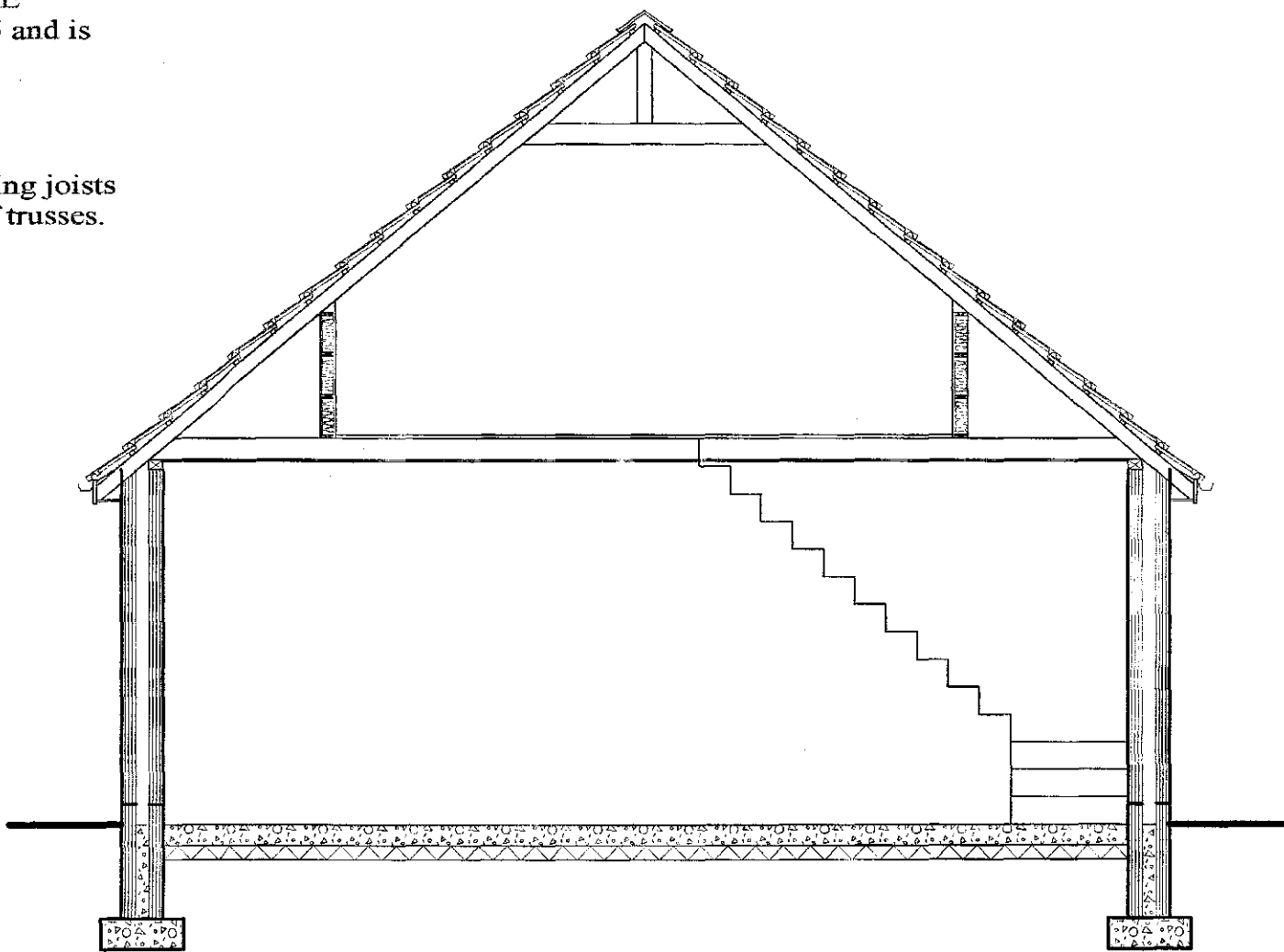
ROOF CONSTRUCTION - DWELLING
Concrete interlocking roof tiles on 50mm x 25mm tile battens with 1no. layer "Tyvek" Breathable heavy duty felt onto 'Attic' trusses fixed at 600mm centres.
150mm fibreglass insulation to be laid between ceiling joists with 150mm laid on top in opposite direction and ceilings to be 12.5mm plasterboard and skim.
Every second truss to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long.
Calculations for roof trusses to be supplied and submitted by Truss Manufacturer, and approved by Local Authority prior to commencement of work.
100mm x 50mm timber wall plates to be strapped to rafter members using truss clips.
All roof timbers to be vacuum pressure impregnated with preservative.

WIND BRACING - DWELLING & GARAGE
All wind bracing to be to BS5268 Part 3 1985 and is to incorporate:-
100mm x 25mm diagonal bracing
100mm x 25mm binders
100mm x 25mm runner at ridge level
100mm x 25mm bracing at 45° on top of ceiling joists
100mm x 25mm bracing to 3no. webs of roof trusses.

FOUNDATIONS
600mm x 225mm concrete foundations minimum 900mm deep in clay and with minimum 450mm frost cover and if within 1 metre of drains to be taken down to invert level and all foundations to satisfaction of District Building Surveyor.
450mm x 225mm concrete foundations below internal loadbearing partitions with minimum 450mm frost cover.



SIDE ELEVATION



GARAGE SECTION

STEELWORK All steel beams and sizes of padstone to be in accordance with Engineer's details and calculations for beams and padstones to be submitted and approved prior to commencement.
Steel beams to be encased in 2no. layers 12mm thick plasterboard fixed with 1.6mm wire binding at 450mm pitch and 7mm skim to give minimum 1 hour fire resistance and a minimum vertical headroom of 2 metres to be incorporated to the underside of the beam.

ROOF CONSTRUCTION - GARAGE
Concrete interlocking roof tiles on 50mm x 25mm tile battens with 1no. layer "Tyvek" Breathable heavy duty felt onto 'Attic' trusses fixed at 600mm centres.
150mm fibreglass insulation to be laid between ceiling joists with 150mm laid on top in opposite direction and ceilings to be 12.5mm plasterboard and skim.
Every second truss to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long.
Calculations for roof trusses to be supplied and submitted by Truss Manufacturer, and approved by Local Authority prior to commencement of work.
100mm x 50mm timber wall plates to be strapped to rafter members using truss clips.
All roof timbers to be vacuum pressure impregnated with preservative.

GARAGE
Floor to be 150mm concrete trowelled smooth on Visqueen 1200g damp proof membrane on 100mm well consolidated hardcore.
Wall between garage and dwelling to be 300mm cavity wall and Blockwork to achieve a 'U' value of 0.28W/m²K, and taken up to underside of roof decking and fire stopped to satisfaction of the District Building Surveyor.
Door between garage and dwelling to be half hour fire resisting door with self closer and minimum 25mm rebates to frame/lining and to incorporate approved smoke seals and a minimum 100mm non combustible threshold to be incorporated between garage and dwelling.
Frame/lining to be machined to accept intumescent strips

- General notes
- 1 This drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent.
 - 2 All dimensions and levels to be checked and verified on site.
Any discrepancies to be reported to this office before work commences.
 - 3 Details of ground floor construction and foundations are indicative only and are subject to ground conditions and levels.
 - 4 The project to which this drawing applies should, if applicable, be undertaken in full compliance with the C.D.M. Regulations (2007), and under the control of a client appointed C.D.M.Co-ordinator
 - 5 Any work that is carried out adjacent to any existing 'Party Walls and Boundary Party Walls' the client is to ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all the legal requirements of that act are to be discharged prior to commencement of any work.
 - 6 NOTE:
Any works that are subject to Building Regulation Approval must not be commenced prior to approval being granted.
Any works that are commenced prior to approval will be the sole responsibility of the applicant/contractor.

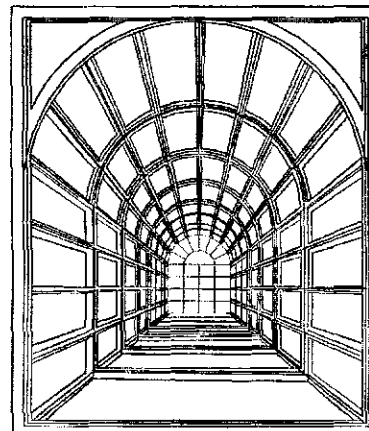
ELEVATIONS & SECTIONS

REVISION	DATE	DESCRIPTION
----------	------	-------------

PROJECT:	PROPOSED DWELLING
ADDRESS:	CORCAR STREET, ELSECAR, BARNLEY
CLIENT:	MR & MRS LEE

DRAWING No:	2014-54-2
DATE	MAY 2014

SCALE:	1:50 & 1:100
--------	--------------



JOHN KNOWLES
ARCHITECTURAL DESIGN
Deancroft, Chestnut Court,
Thrybergh,
Rotherham, S65. 4RA.
Telephone: 07966 394425

Chartered Institute of
Architectural Technologists