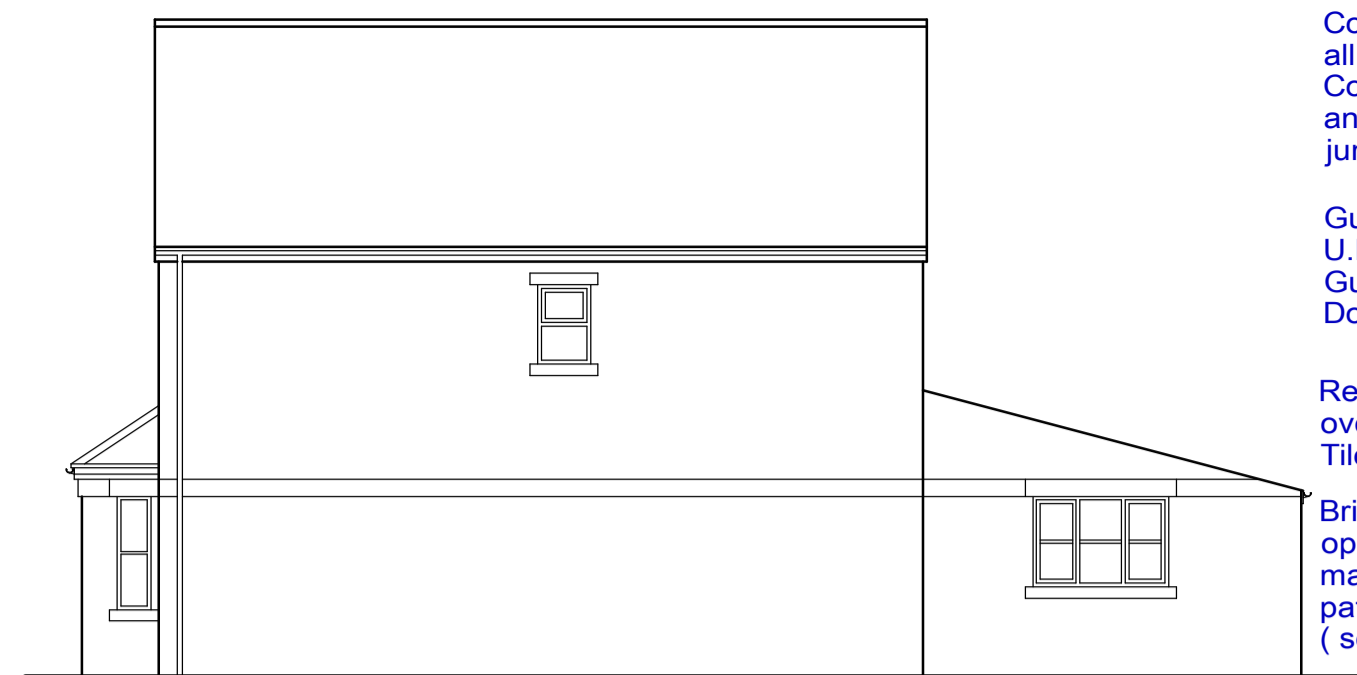




EXISTING FRONT



EXISTING SIDE

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.

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

Renew exg defective Canopy over Front Door with Lean-to Tiled Canopy

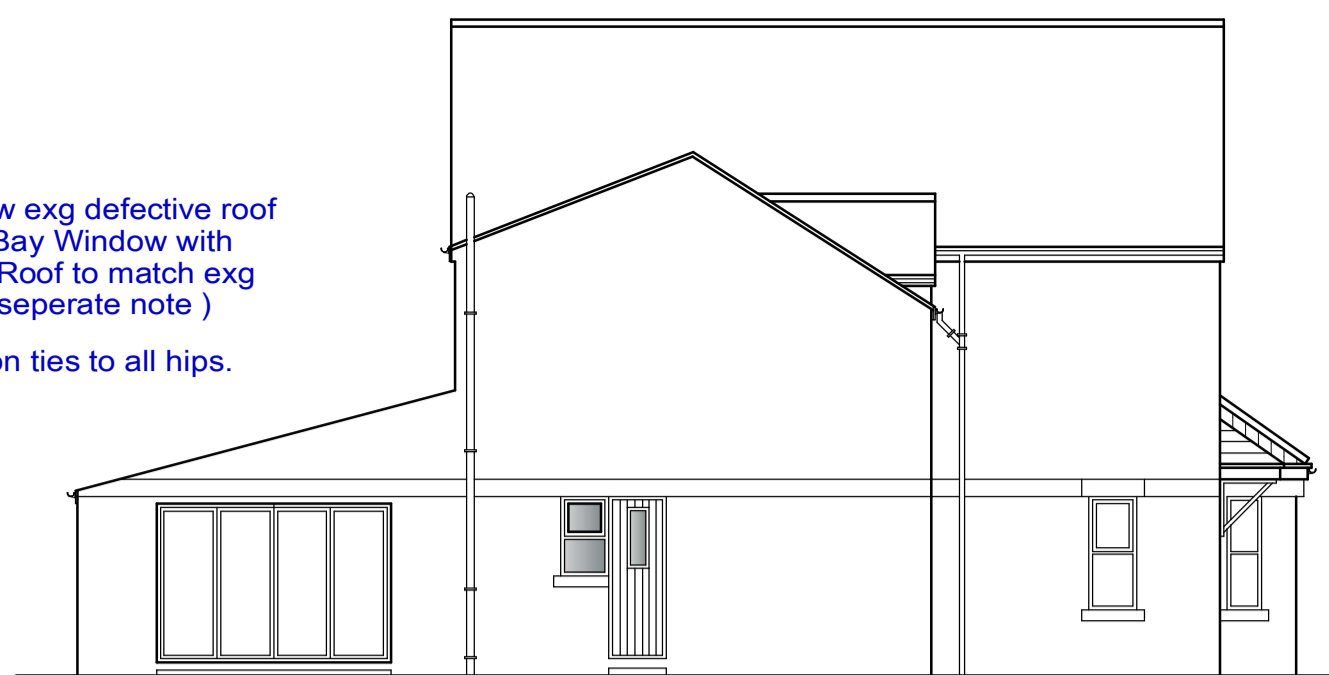
Brick-up exg Garage Door opening with Brickwork to match exg and new window pattern to match exg. ( see separate note )



PROPOSED FRONT

Renew exg defective roof over Bay Window with Tiled Roof to match exg ( see separate note )

Dragon ties to all hips.



PROPOSED SIDE

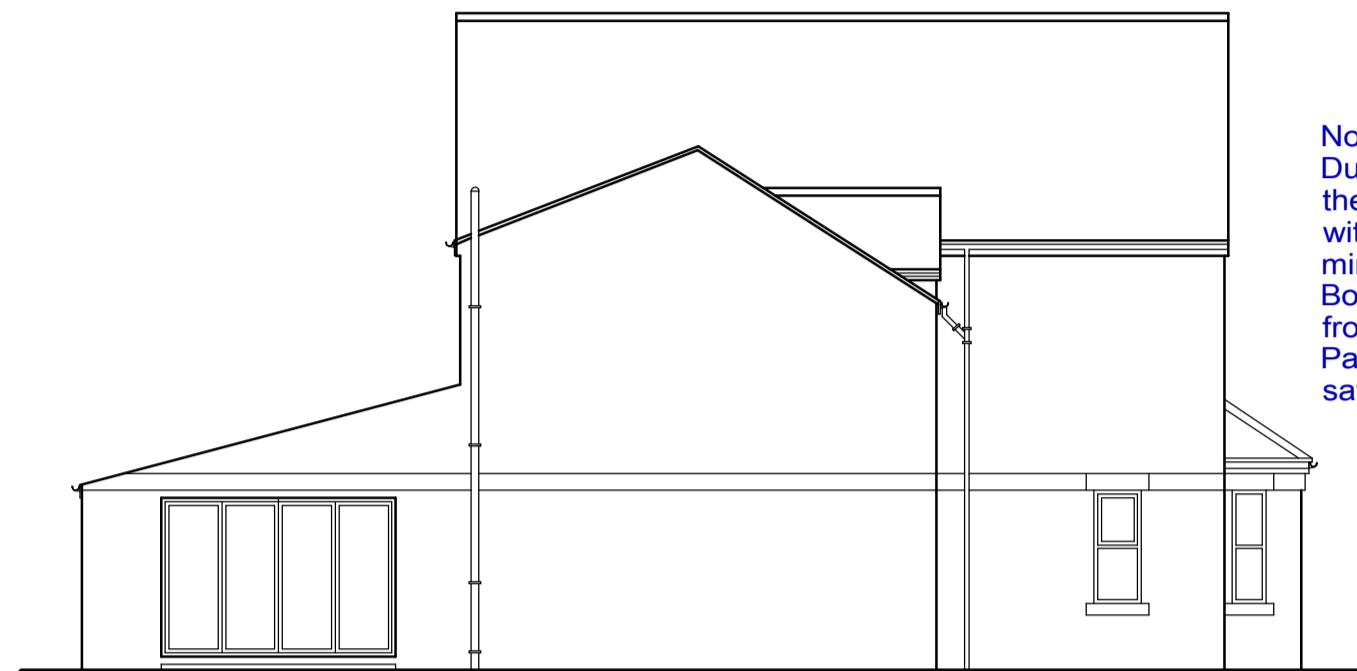
Code 4 lead and valley boards to all valleys.

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

Lean - to Canopy over Front Door supported by Timber Gallows Brackets



EXISTING REAR



EXISTING SIDE

Note :  
Due to escape to an 'inner room situation, the new window to front to have opening lights with unobstructed openable areas of 0.33m<sup>2</sup> 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.

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 1.4 W/m<sup>2</sup>K and doors to be 1.4 W/m<sup>2</sup>K and to have opening lights to equal 1/20th floor area and incorporate trickle vents with minimum area 8000mm<sup>2</sup> to habitable rooms, 4000mm<sup>2</sup> to other rooms.  
All glazing to windows to be in accordance with Part L 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.

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.

SANITARY PIPEWORK

Sink unit to have 40mm p.v.c.waste and 75mm deep seal trap and to discharge into gully below grate level.  
Shower to have 40mm p.v.c. wastes and 75mm deep seal trap.  
Wash basin to have 32mm p.v.c. waste and anti-vac trap.  
All wastes other than W.C. are to connect into soil and vent pipe above, or minimum 200mm below W.C.connection.  
Soil and vent pipe ( if required ) to be 100mm p.v.c.and to terminate minimum 1 metre above window heads where external and to have weathering slate incorporated if taken through roof construction  
100mm fibre glass insulation to be incorporated around soil and vent pipes where boxed in.  
Non-return valves to be incorporated to stub-stacks.

LINTOLS

Catnic 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.

Remove exg Cloaks and make good to all services etc.  
Additional Kitchen Units to Client's design and specification

INTERNAL WALLS

Load bearing walls to be 100mm "Celcon Aircrete" blockwork with a minimum density of 450Kg/m<sup>3</sup> 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.

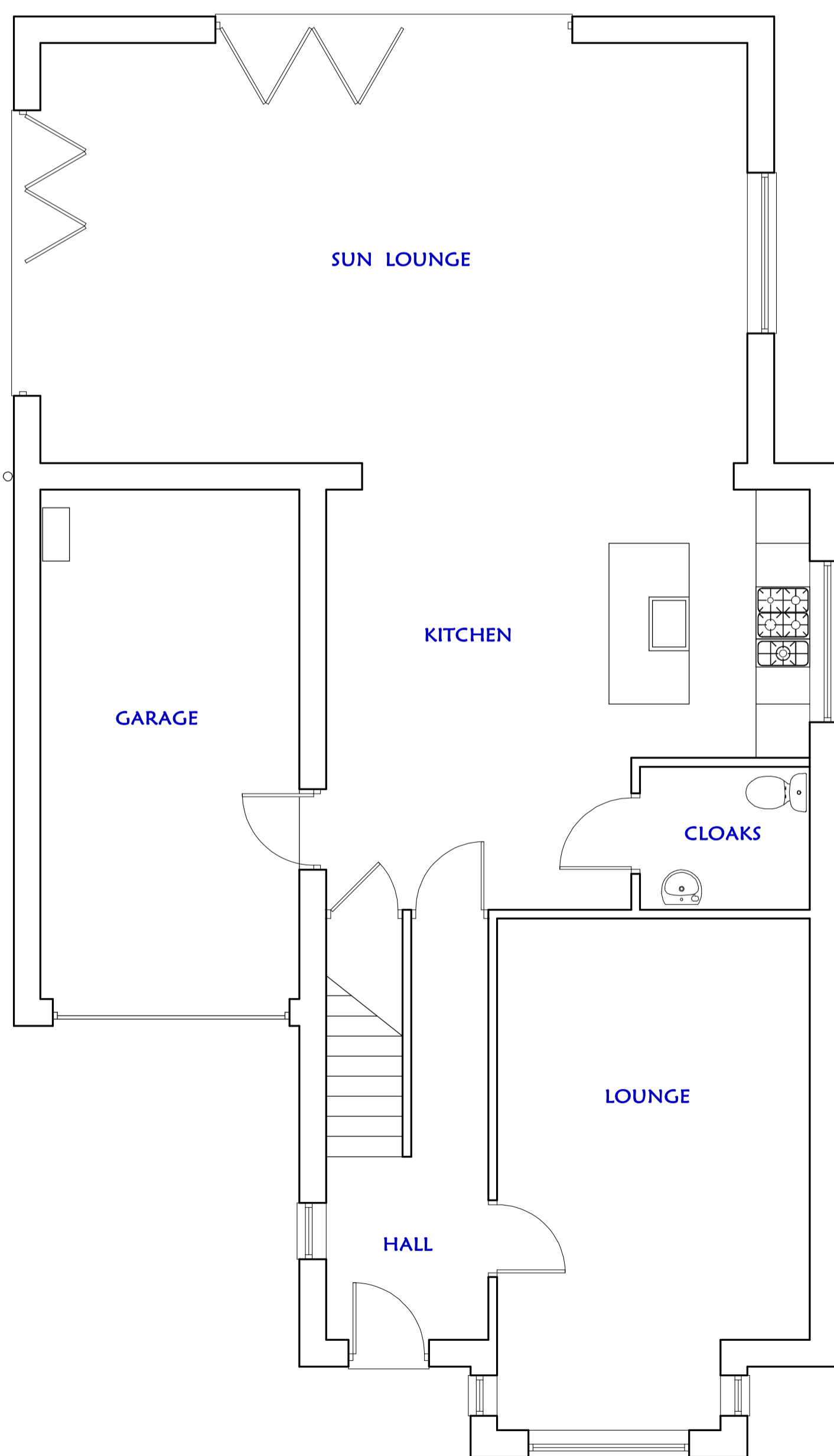
ROOF CONSTRUCTION

Concrete interlocking roof tiles on 50mm x 25mm tile battens with 1no. layer "Tyvek" Breathable heavy duty felt onto  
150mm x 50mm Rafters at 400mm centres  
150mm x 50mm ceiling joists at 400mm centres  
170mm x 25mm Hip Rafters  
150mm Rockwool Thermal Insulation Loft Roll laid between ceiling joists and 150mm laid perpendicular over top 12.5mm plasterboard and skim.  
Every third rafter to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long.  
100mm x 50mm timber wall plates to be strapped to rafter members  
All roof timbers to be vacuum pressure impregnated with preservative.

Canopy Roof to be as main roof but with 100mm x 50mm timbers ( insulation not required ) and underdrawn with timber or upvc panels and supported by 100mm x 50mm timber gallows brackets

General notes

- This drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent.
- All dimensions and levels to be checked and verified on site. Any discrepancies to be reported to this office before work commences.
- Details of ground floor construction and foundations are indicative only and are subject to ground conditions and levels.
- The project to which this drawing applies should, if applicable, be undertaken in full compliance with the C.D.M. Regulations (2015), and under the control of a Client appointed C.D.M Co-ordinator and the Client must ensure that they are fully aware of their responsibilities within the C.D.M. Regulations (2015)
- 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.
- 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 Client / Contractor



EXISTING GROUND FLOOR

**CLOAKS**  
Cloaks and Utility Doors to have minimum width of 765mm to door in open position for wheelchair access

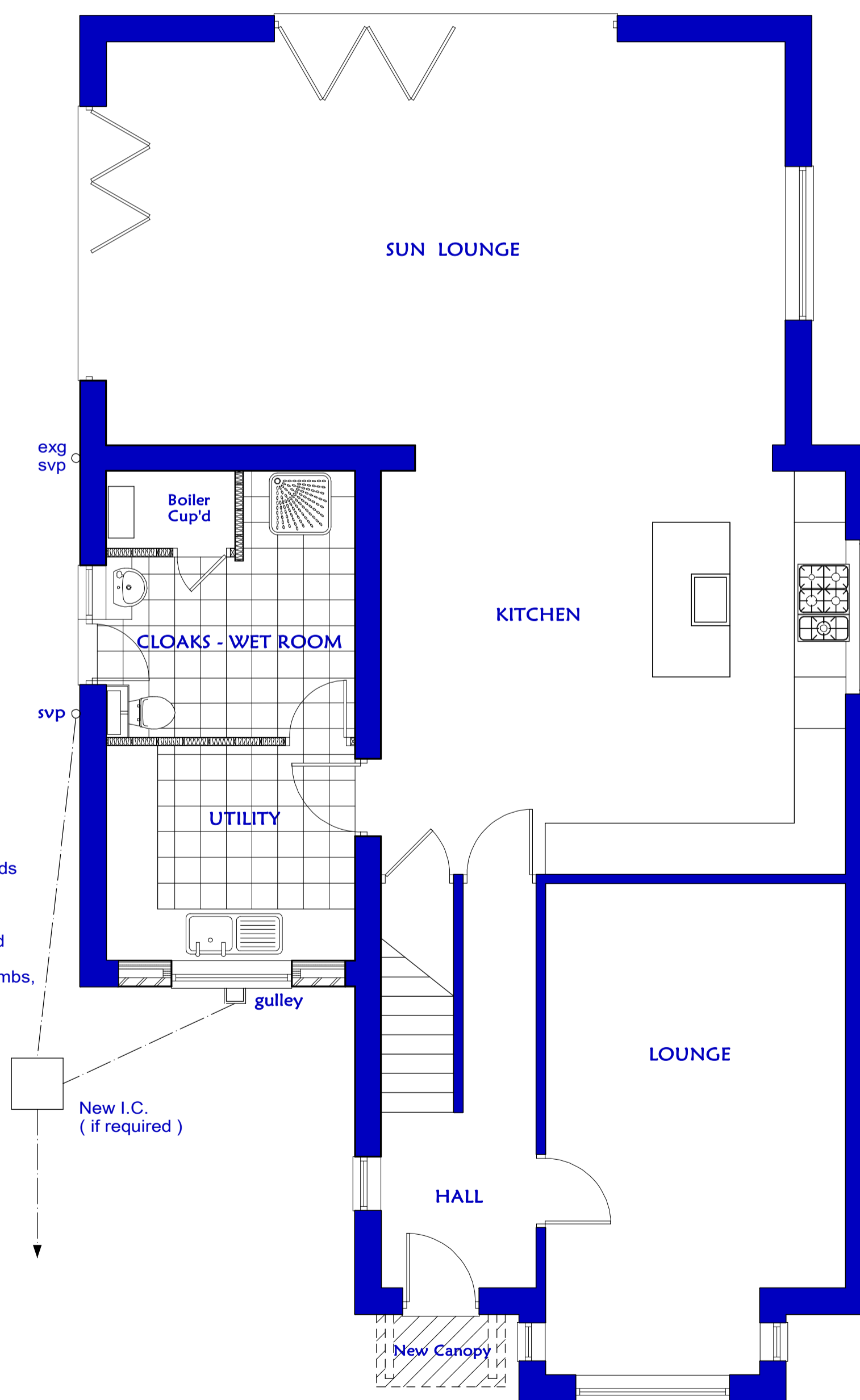
**NEW FLOOR**  
Concrete Floor to existing Garage to have dpm incorporated over and 100mm thick Kingspan K103 Insulation board and 22mm boarding to create ' Floating Floor '

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.

new brickwork and blockwork to be bonded to existing and cavities to be maintained where applicable

**NEW EXTERNAL WALL**  
To have minimum 'U' value of 0.18W/m<sup>2</sup>K achieved by 100mm facing brick  
100mm cavity filled with 50mm Kingspan K108  
100mm blockwork (lightweight aircrete standard 0.15 )  
32.5mm Kingspan K118 board ( i.e 20mm board and 12.5mm plasterboard & skim )  
Other external walls to have 32.5mm K118 board as above.  
NOTE:  
Insulation to walls to be taken up to ridge level to all gable ends  
External walls to have 5no. stainless steel wall ties/m<sup>2</sup> and at 225mm vertical centres to all reveals and damp proof course at minimum 150mm above proposed ground levels.  
All external reveals to have 'U' value of 0.28W/m<sup>2</sup>K achieved by using "Damcor" or similar approved cavity insulation.  
Damp proof course to all external walls at heads; sills; and jambs, and cavity walls to be sealed at roof level and openings.

**DRAINAGE**  
If possible, new drainage to connect into exg svp.  
OR  
New Drainage to be 100mm "Hepsleve" 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 chamber to be 225mm Class 'B' Engineering brick or pre-cast 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.



PROPOSED GROUND FLOOR

exg svp

svp

New I.C. ( if required )

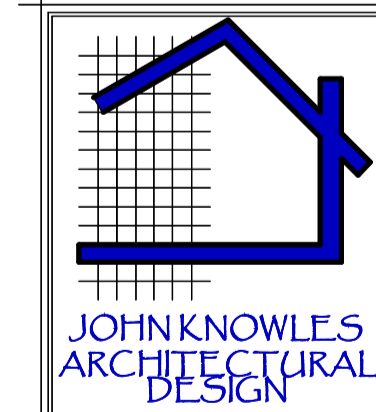
New Canopy

Remove exg Cloaks and make good to all services etc.  
Additional Kitchen Units to Client's design and specification

REVISION	DATE	DESCRIPTION
PROJECT: PROPOSED ALTERATIONS		
ADDRESS: 20, THE WOODLANDS, BOLTON-on-DEARNE, BARNSELY, S63.8FR.		
CLIENT: MR. & MRS. CLARIDGE		

DRAWING No.: 2022-66-1  
DATE: November 2022

SCALE: 1:50 & 1:100 @ A1



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