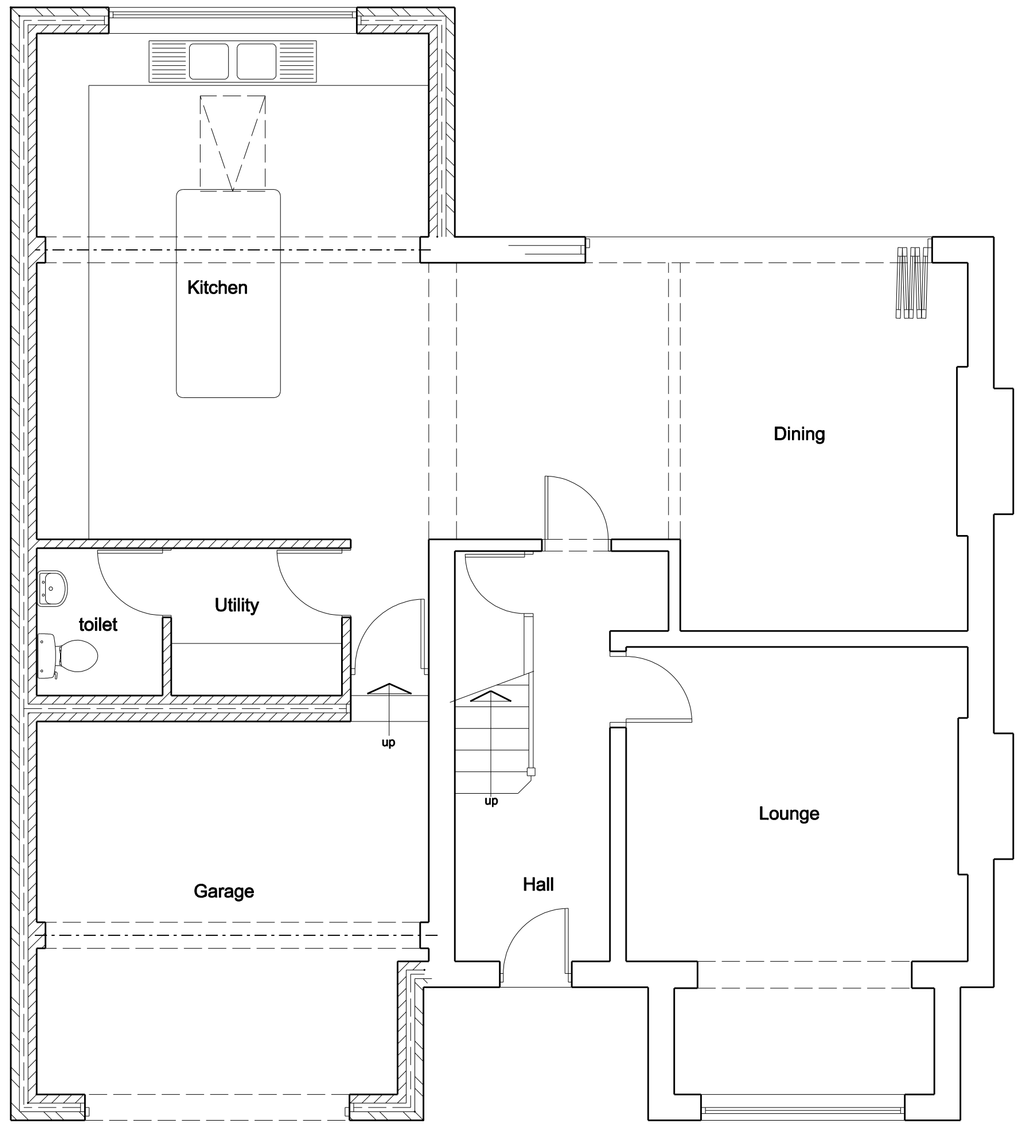
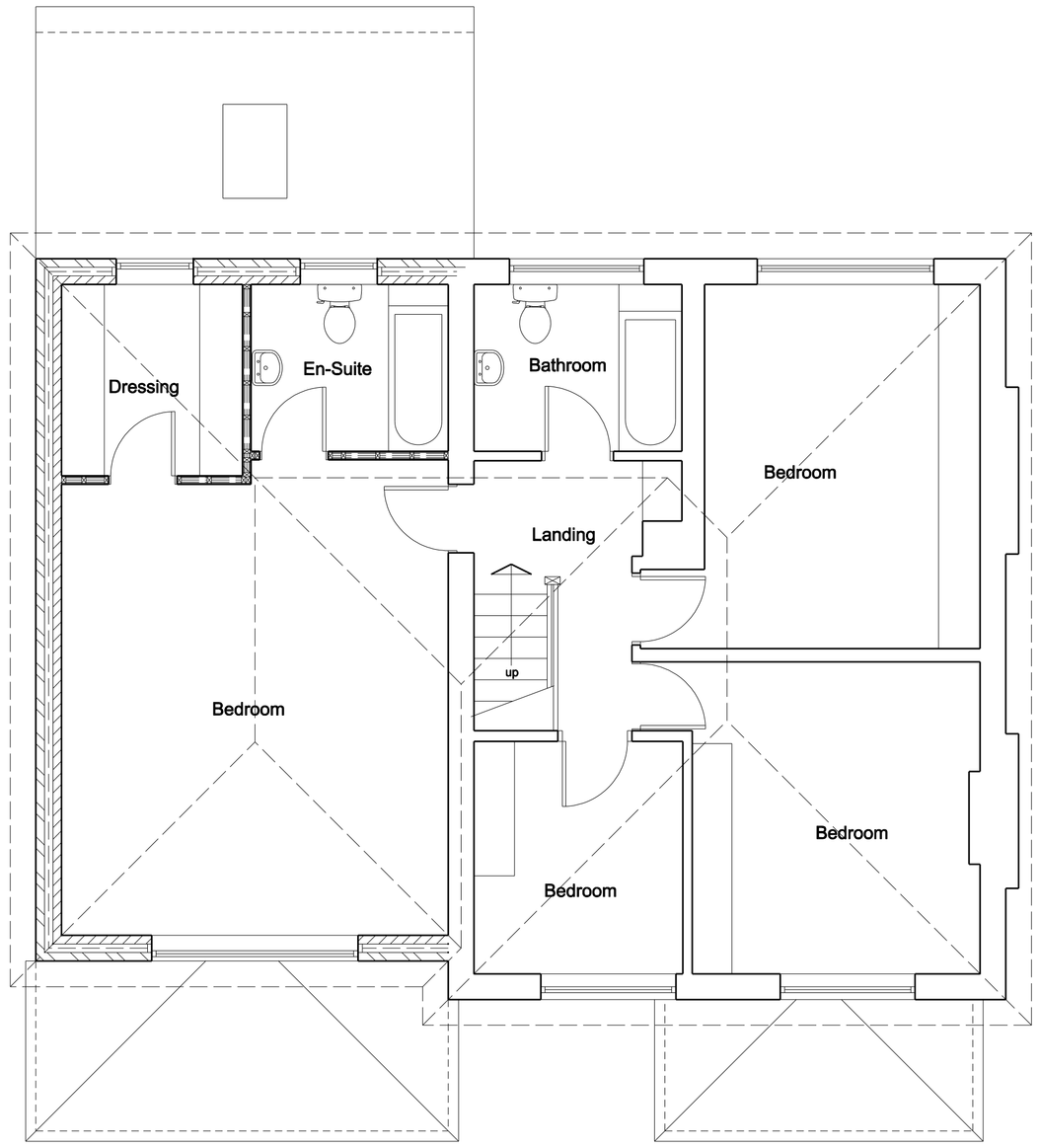


Ground Floor Plan



First Floor Plan

General:
Provide 4000mm2 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.
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.
New beams to be seated on concrete padstones 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 3No rafters with noggings between.
Electrical work to be carried 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.
Smoke detectors to be mains operated.
Hardwired smoke detectors to be fitted at all floor levels.
8000mm trickle vents to new bedroom window to give background ventilation.
New windows to be PVCu double glazed with low-e glass and 12mm air gap to give average u-value of 1.6W/m2K.
Strutting to mid-span of ground floor joists.
Thermostatic radiator valves and insulated pipework in un-heated spaces required to any new heating.

Kitchen to have openable window with trickle ventilator to head to give 4000mm2 background ventilation plus mechanical extract ventilation rated at 30 litres/second adjacent to the hob or 60 litres/second if operated indenpendently.
ventilation plus mechanical extract ventilation rated at 15 litres/second operated from independent switch to Cloaks.

Internal Walls:
Internal walls at first floor to be 75 x 50mm s/w timber studding with 9.5mm thick plasterboard both sides and min 50mm Rockwool fibreglass insulation between studs.

Roof:
Roof tiles to match existing with Local Authority approval.
Tiles fixed to 36 x 25mm s/w battens to Manufacturers recommendations on breathable membrane on 150 x 50mm s/w rafters at 400mm centres.
100mm headlap.
100 x 75mm wallplate fixed to wall at 600mm centres.
25mm soffit ventilation and continuous ridge vent to provide adequate cross ventilation. 100mm Kingspan K7 insulation fixed between joists, 25mm Kingspan K18 insulated plasterboard fixed under joists with skim finish. All to give 0.18Wm K. Min. 50mm clear air space required above insulation.

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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 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.

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. 0.28W/m² K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

Roof:
Tiles to match existing and Local Authority approval. Fixed to 38 x 25mm s/w battens to Manufacturers recommendations on breathable membrane, Kingspan Nilvent or equal approved.
on trussed rafters designed and manufactured by specialist
100 x 75mm wallplate fixed to wall at 600mm centres.
150mm insulation laid between joists,
150mm insulation laid over joists.Min. 50mm clear air space required above insulation.
Underdrawn with 12.5mm plasterboard and skim finish.

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

Glazing:
Glazing within critical locations as defined in 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.

Rainwater Goods:
Rainwater goods to match existing.

Ties:
Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.

Ground Floor
20mm thick flooring grade chipboard on 150 x 50mm s/w timber floor joists at 400mm centres, 150mm thick Kingspan Kooltherm K3 or equal approved insulation between joists supported on chicken wire.
Ventilation to be maintained to existing floor. Ventilation to be min. 1500mm /m run of external wall. Sleeper wall as required

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.

First Floor:
20mm thick flooring grade chipboard on 225 x50mm C16 s/w timber joists at 400mm centres size to be confirmed by Engineer.
12.5mm thick plasterboard and skim finish to underside.
150mm thick insulation between joists.
Solid timber noggins at max. 1800mm cts.

Ties:
Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.

General:
Lintels/ beams to have min 150mm end bearing.
New windows to be PVCu double glazed with low-e glass and 16mm air gap to give average u-value of 1.6W/m2K.
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.
Double seal screw down cover to any enclosed chambers.
Habitable rooms to have escape windows 0.33 sq m min. area, min. 750mm wide, 800 to 100mm from floor level.

A		
	Date	Revisions

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Miss. C. Auckland & Mr. K. Reekie

Project
Proposed Alterations
23 Clough Road
Hoyland
Barnsley
S74 9EA

Title
Proposed Plans and Elevations

Scale 1:50	
Drawn by MJH	Date Feb 2021
Drawing No. 1248-03	Revision