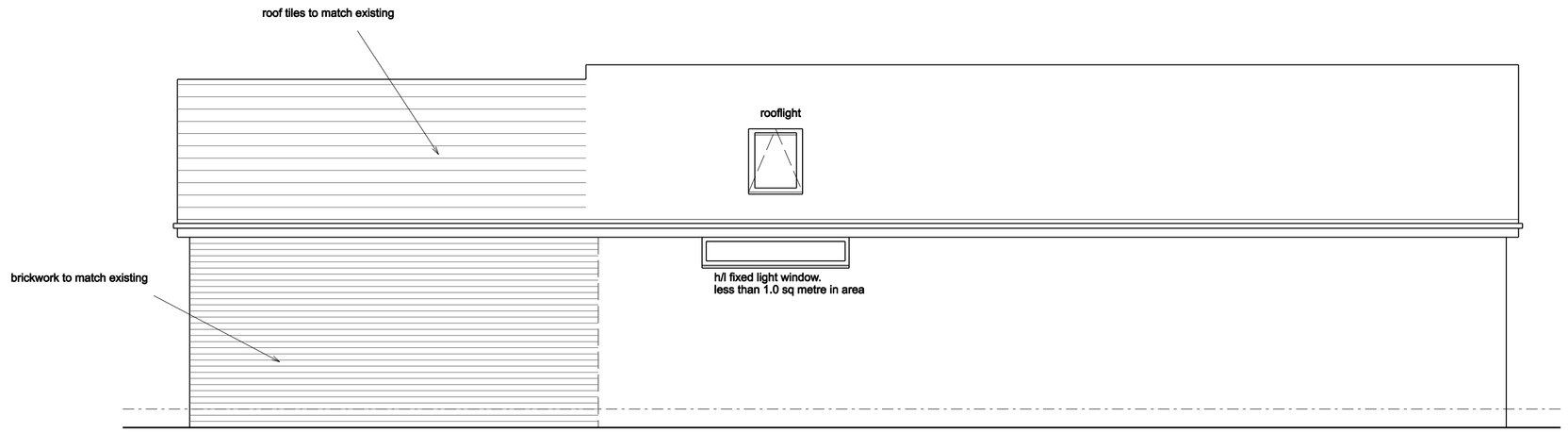
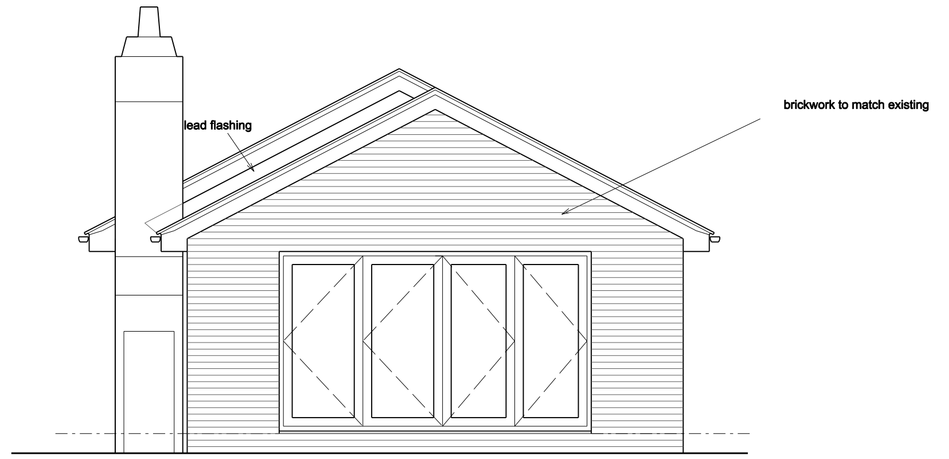
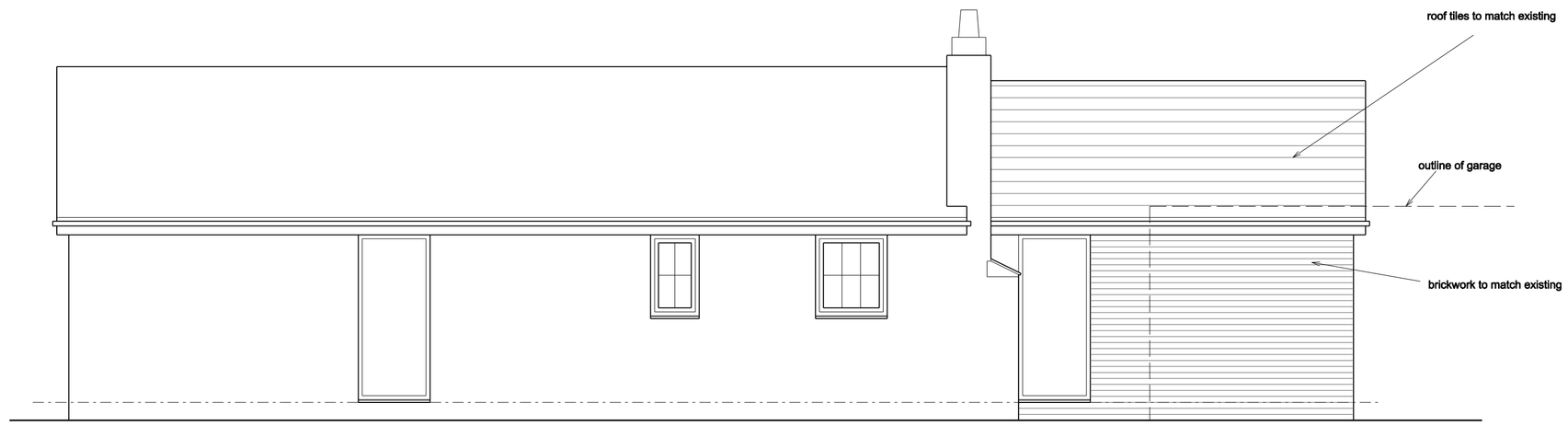
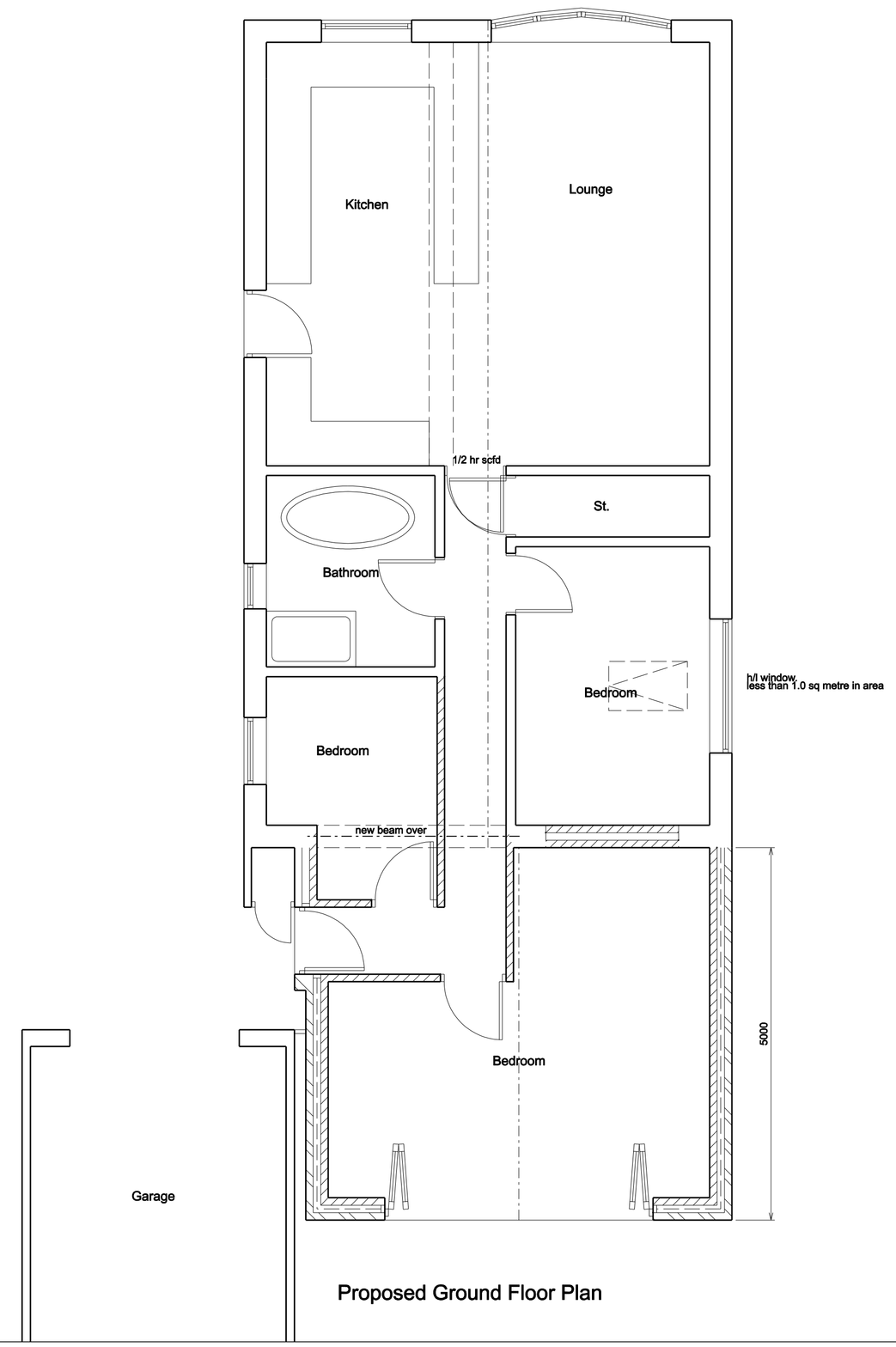
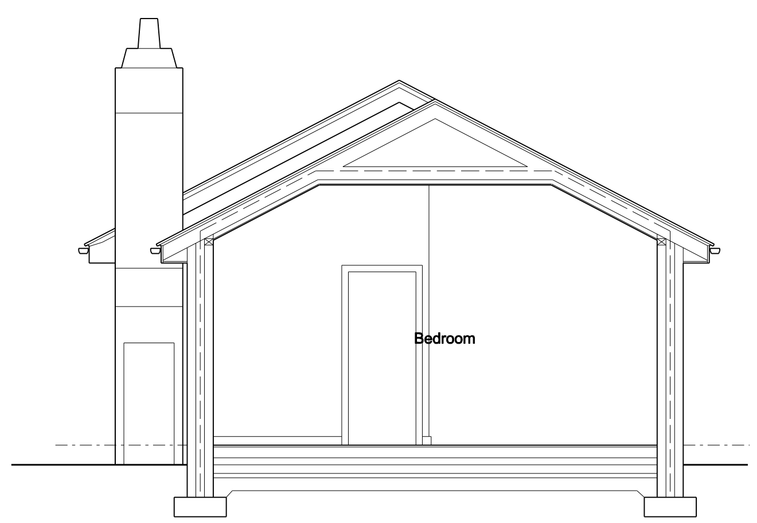








Proposed Ground Floor Plan



Typical Section

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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.

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

Ground Floor
20mm thick flooring grade chipboard on 125 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.

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.

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.

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

Roof:
Tiles to match existing and Local Authority approval fixed to 38 x 25mm s/w battens to Manufacturers recommendations on breathable underlay on timber rafters. Size to be confirmed by Structural Engineer. calculations to be submitted 14 days before commencement on site.
100 x 75mm wallplate fixed to wall at 600mm centres.

100mm thick Kingspan between roof joists. 50mm thick Kingspan below joists. 12.5mm plasterboard with skim finish all to give U value of 0.18 . 50mm clear ventilation gap above insulation.

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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Mr & Mrs M. Senior

Project
Proposed Alterations
15 Ashley Croft
Royston
Barnsley

Title
Proposed Plans, Elevations and Section

Scale 1:50	
Drawn by MJH	Date Jan 2020
Drawing No. 1201-02	Revision