

EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED REAR ELEVATION

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

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.

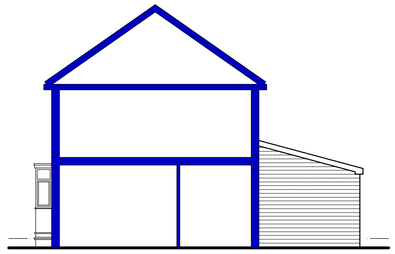
225mm x 150mm air grates with cavity liners and tray d.p.c.'s at 1800mm centres and 450mm from corners to ventilate timber ground floor.



PROPOSED SIDE ELEVATION



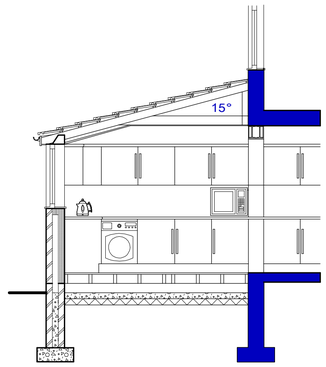
EXISTING FRONT ELEVATION (UNAFFECTED)



PROPOSED SIDE ELEVATION (SECTIONAL)

ROOF CONSTRUCTION - 15° PITCH
Concrete interlocking roof tiles on 50mm x 25mm tile battens with 1no. layer "Tyvek" Breathable heavy duty felt or similar approved onto 150mm x 50mm rafters on 150mm x 50mm ceiling joists at 400mm centres.
100mm x 50mm vertical tie member.
150mm fibreglass insulation to be laid between ceiling joists with 150mm laid on top in opposite direction.
Ceilings to be 9mm plasterboard and skim.
Every third joist / rafter to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long.
All roof timbers to be vacuum pressure impregnated with preservative.

NOTE :
Roof Pitch shown at 15° to be checked on site and Roof Tile Specification chosen accordingly.
If not achieved, 'Ondutile' Roofing System to be incorporated to satisfaction of District Building Surveyor.



Code 4 lead (stepped where necessary) and tray d.p.c.'s to exg wall at junction with roof

SLOPING CEILINGS
Insulation to any sloping ceilings incorporated to be by 100mm 'Kingspan' insulation between rafters and 50mm 'Kingspan' fixed to face of rafters and to satisfaction of District Building Surveyor.

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.

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.

FLOOR CONSTRUCTION
To achieve a minimum 'U' value of 0.22W/m²K
25mm t & g boarding.
150mm 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.

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.

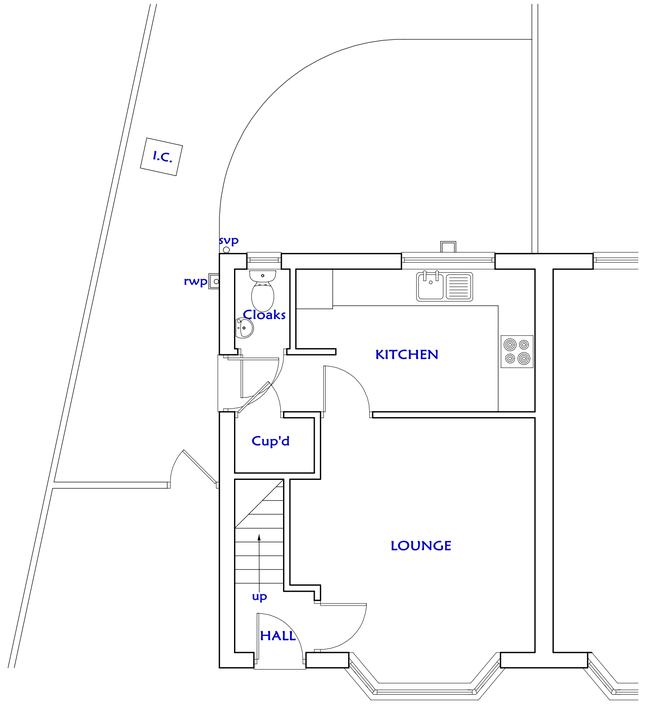
SMOKE DETECTION
Smoke detectors shown thus ⌖ to be incorporated and interconnected and wired to a separate fuse at the distribution board.
They are to be positioned minimum 300mm from any ceiling lighting point and maximum 3 metres from bedroom doors.

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.

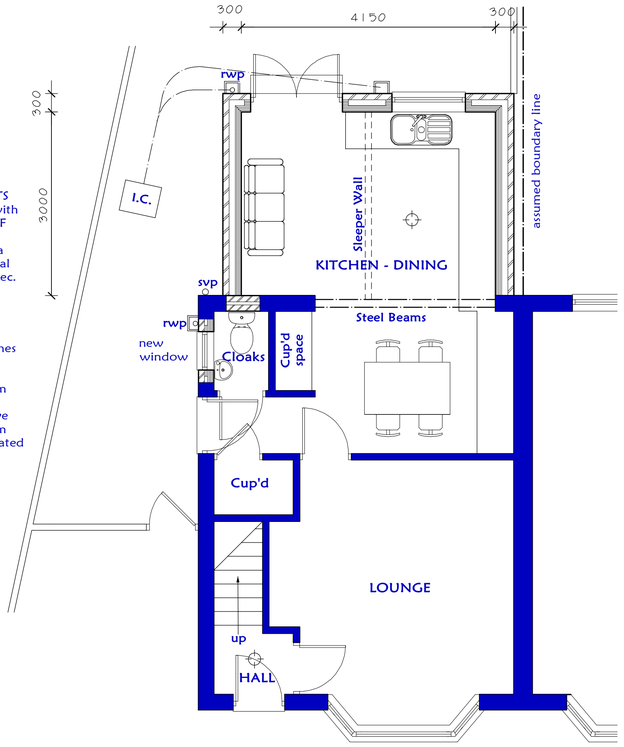
STEELWORK All steel beams and sizes of padstone to be in accordance with Engineer's details and calculations for beams and padstones to be submitted and approved prior to commencement.
Steel beams to be encased in 2no. layers 12mm thick plasterboard fixed with 1.6mm wire binding at 450mm pitch and 7mm 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.

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.

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/m²°C and doors to be 1.8W/m²°C 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 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.



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

SECTION

NOTE :
Kitchen Layout to Client's design & specification

EXTERNAL WALLS
Are to have minimum 'U' value of 0.28W/m²K achieved by 100mm facing brick with 100mm cavity filled with 100mm Rockwool cavity batts and 100mm Thermalite blockwork and 13mm lightweight plaster and skim.
NOTE:
Insulation to walls to be taken up to ridge level to all gable ends
External walls to have 5no. stainless steel wall ties/m² 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/m²K 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.
Concrete cavity fill to external walls minimum 225mm below dpc level
No projection over boundaries of walls or foundations.

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

DRAINAGE
All 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 chambers to be 225mm Class 'B' Engineering brick or pre-cast concrete sections on 150mm concrete base, and chambers deeper than 1 metre 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.

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 (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)

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 Client / Contractor

REVISION	DATE	DESCRIPTION

PROJECT : **PROPOSED EXTENSION**

ADDRESS : **52. LOW GRANGE ROAD. THURNSCOE. BARNSLEY. S63. 0LE.**

CLIENT : **C. BODKIN.**

DRAWING No : **2022-58-1**

DATE **APRIL 2022**

SCALE : **1:50 & 1:100 @ A1**

JOHN KNOWLES ARCHITECTURAL DESIGN

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CHARTERED PRACTICE

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