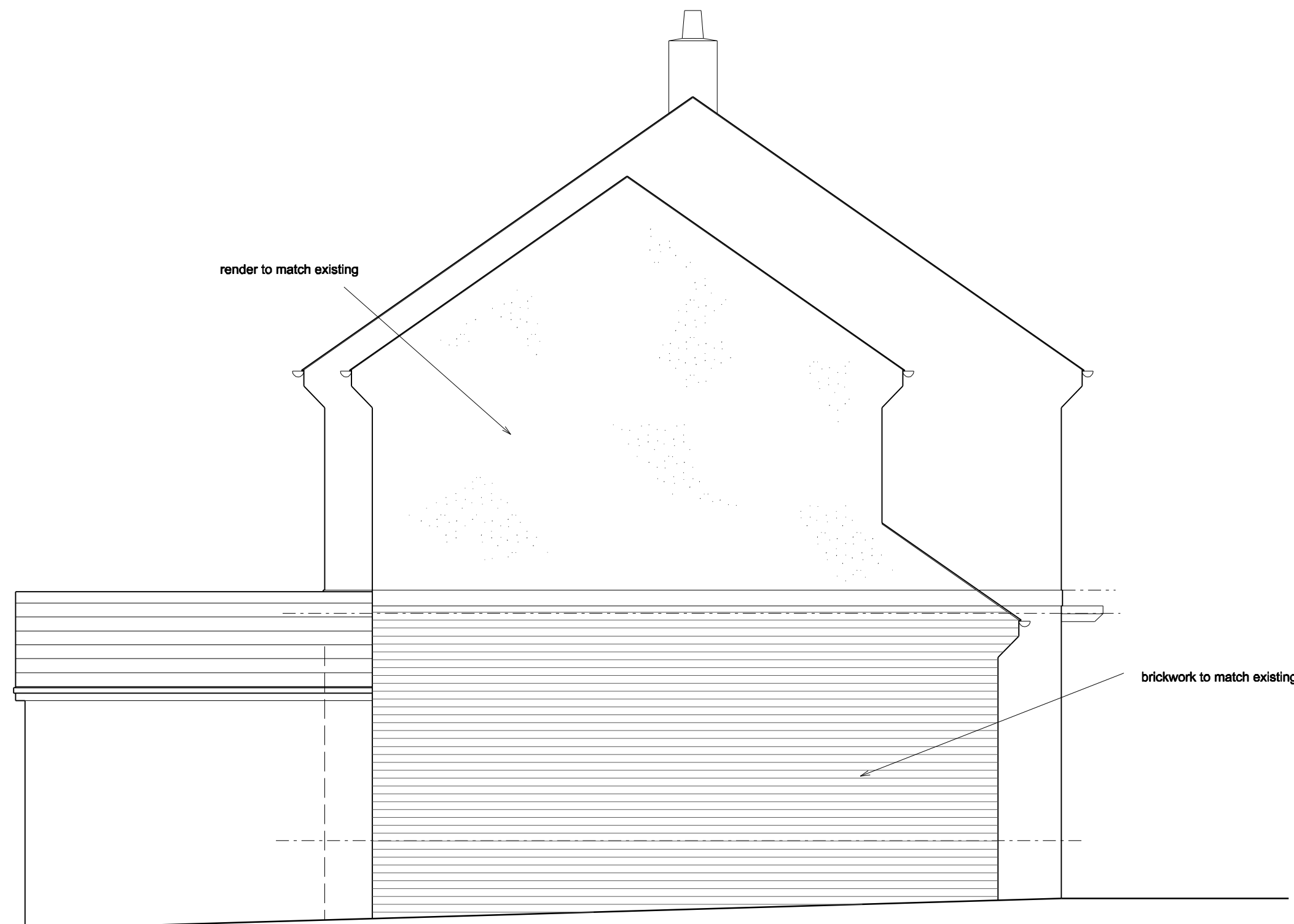
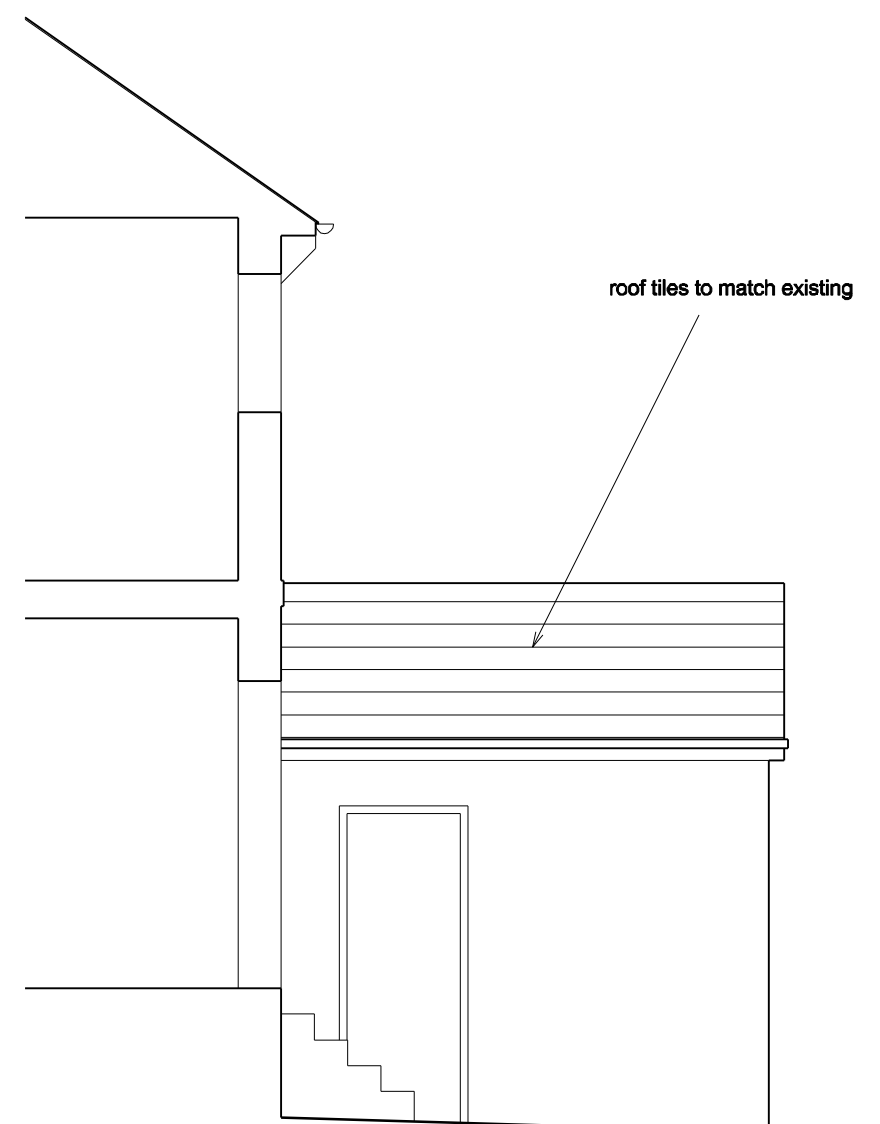




Side Elevation



Side Elevation



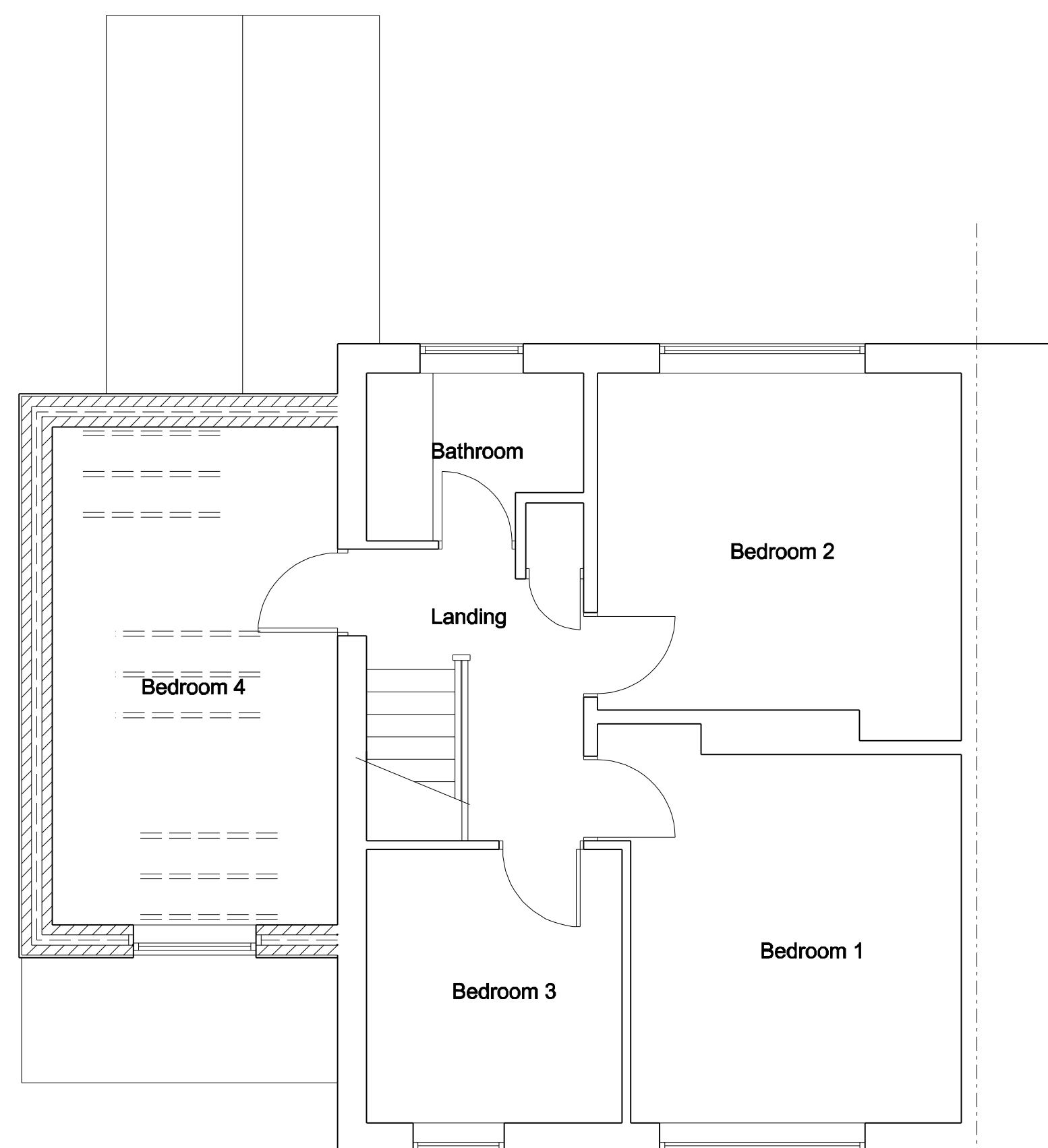
Front Elevation

S & vp to terminate min 900mm above any opening within 3.0m.
No waste connections within 200mm of w.c.connection to s & vp
Waste pipes 38mm dia. Max length 3.0m. All to be fitted with 75mm deep seal traps.

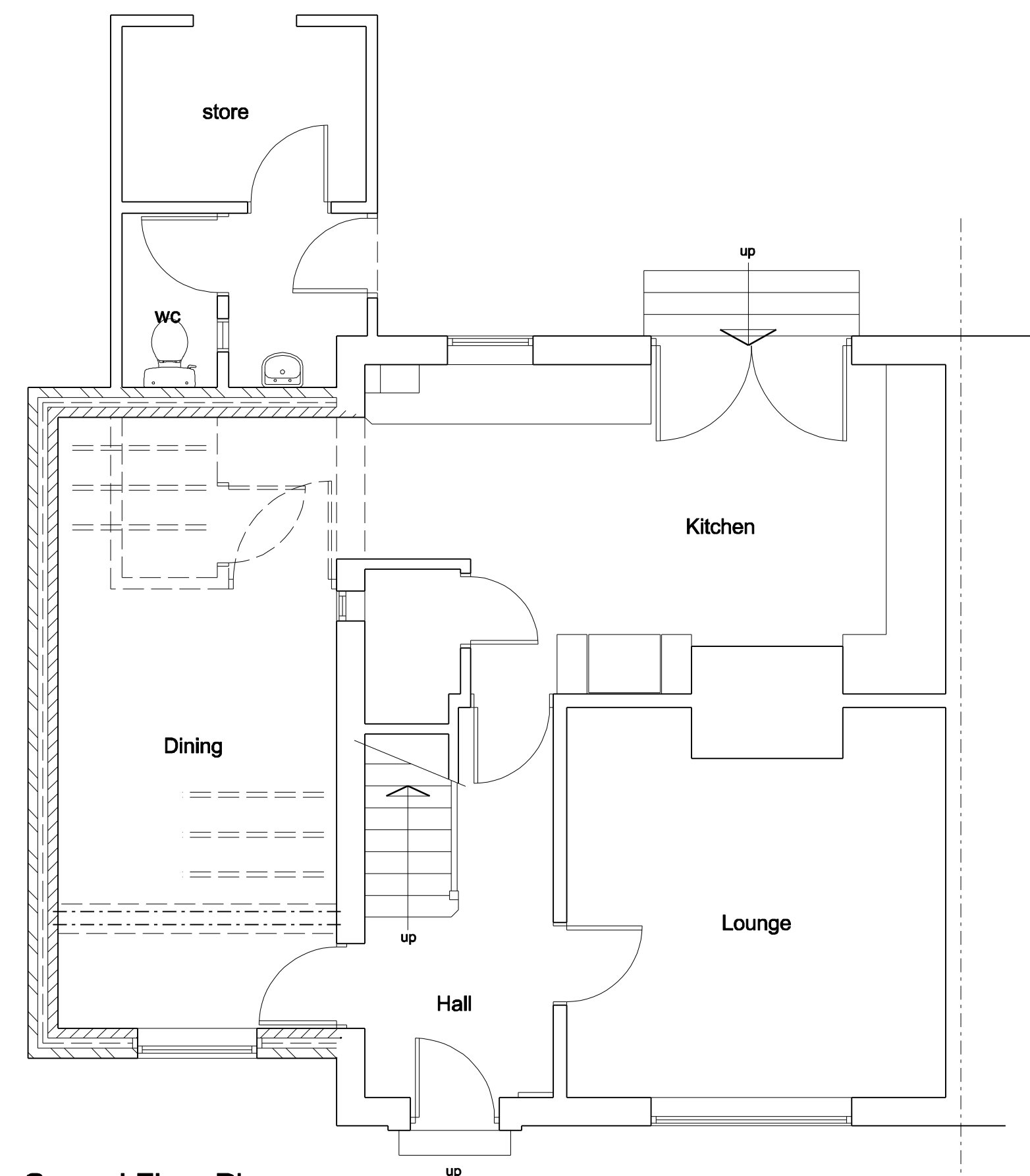
Glazing:
Glazing within critical locations as defined in Part K of Building Regulations,i.e. within 800mm from floor level or 1500mm in doors to 300mm either side to be laminated or toughened glass to B.S. 6206 and suitably Kite Marked.



Rear Elevation



First Floor Plan



Ground Floor Plan

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 repellent 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:
Lower part:
 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. $0.28\text{W/m}^2\text{K}$. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

Upper part:
25mm thick two coat render to match existing on 100mm thick
blockwork outer leaf, 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
19mm thick flooring grade chipboard on 200 x 50mm s/w timber floor joists at 400mm centres, 105mm thick Kingspan

Kooltherm K3 or equal approved insulation between joists supported on chicken wire. s/w timber sleeper walls at 900mm centres. Ventilation to be maintained to existing floor. 100mm site concrete on dam or 50mm sand blinding on 150mm

100mm site concrete on dpm on 50mm sand blinding on 150mm well consolidated hardcore.

First Floor
 10mm thick flooring grade chipboard on 200 x 50mm s/w timber.

19mm thick flooring grade chipboard on 200 x 50mm s/w timber floor joists at 400mm centres, 150mm thick insulation between joists

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

Roof:
Concrete tiles to match existing fixed to 38 x 25mm s/w
battens to Manufacturers recommendations on breathable
membrane on trusse rafters. designed and manufactured

100 x 75mm wallplate fixed to wall at 600mm centres.

25mm soffit ventilation and continuous ridge vent to provide adequate cross ventilation. 100mm Kingspan insulation laid between joists, 170mm Kingspan insulation laid over joists at 90 degrees to first layer

12.5mm plasterboard and skim finish. All to give 0.18Wm²K.
Min. 50mm clear air space required above insulation.

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

Ties:

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

Rainwater Goods:

Rainwater goods to match existing.
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/m² K.

Wall ties to new external walls to be stainless steel positioned at 450mm centres vertically and 750mm horizontally and at every block course at reveals

All heating to be carried out by Gas Safe registered person.
All electrical work to be carried out by a competent person
under Approved Document Part P.

New wall ties to be vertical twist type.
'u' value for new wall construction to be $0.28 \text{ W/m}^2 \text{ K}$
Gutters to be 110mm and downpipes to be 65mm.
Soakaway to be min. 5 metres from any building or highway

Thermabate or equal approved Insulated cavity closers to new

Galvanised steel restraint straps required to wallplate at max. 2.0m centres.

A	04/08/2015	Additional Side Elevation added
Client		
Mark Skelton & Natalie Harper		
Job Title		
Proposed Alterations 35 Rose Grove Wombwell Barnsley S73 8ND		
Drawing Title		
Proposed Plans and Elevations		
Scale	1:50	
Date	Dec 2014	Drawn by MJH
Drawing No.		Rev.
967-02		A