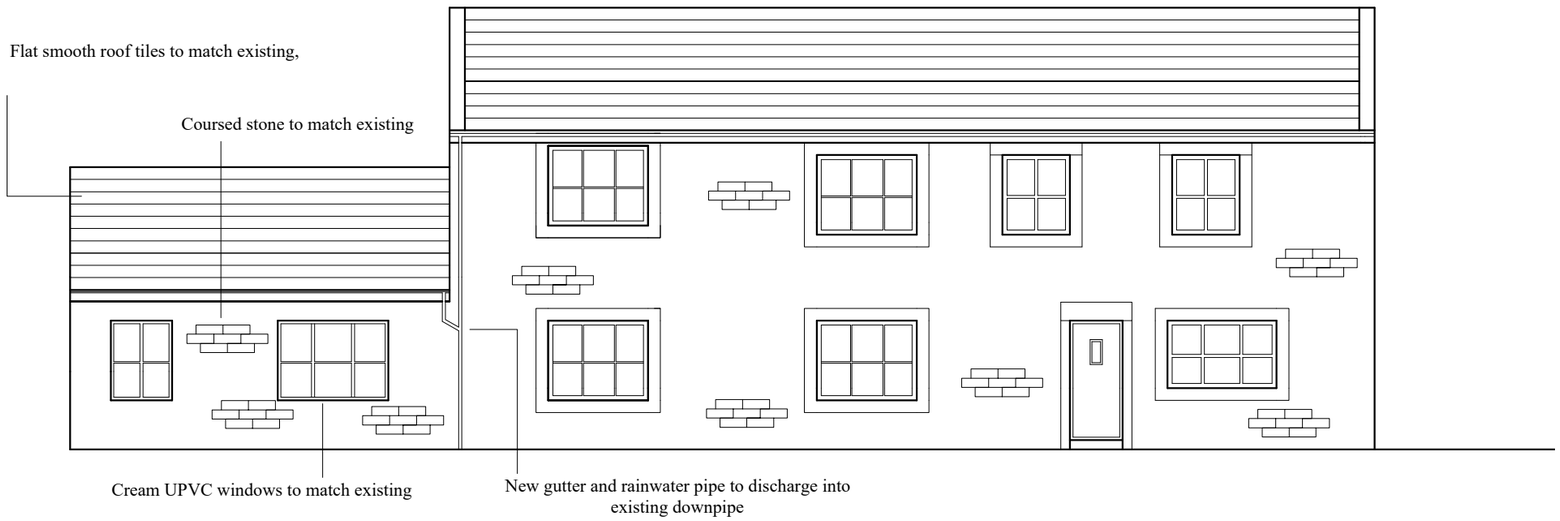
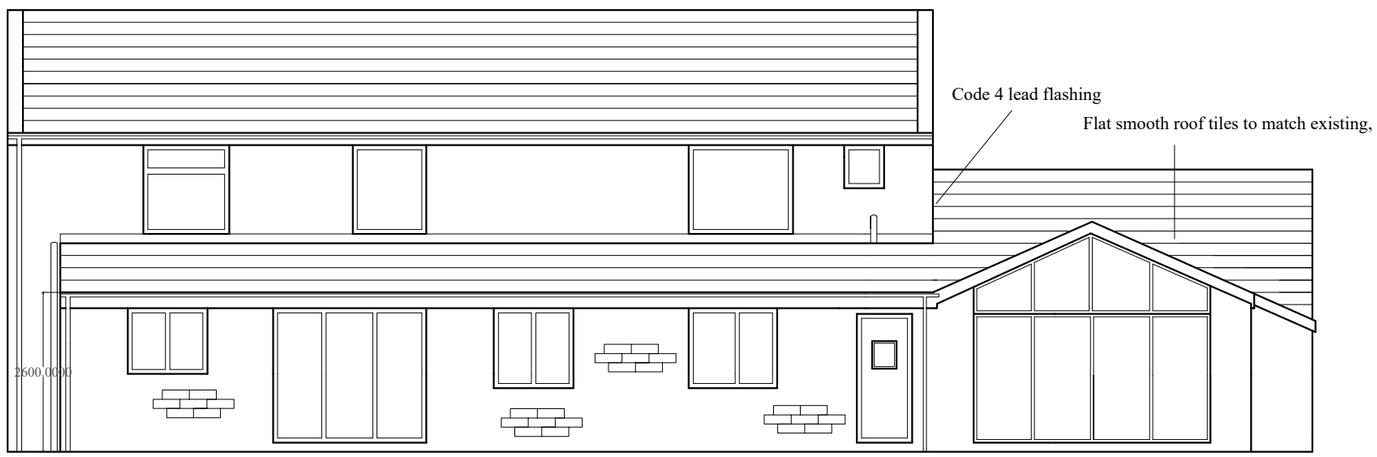
PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



BUILDING REGULATION NOTES

MAIN ROOF

New main roof to be trusses by specialist manufacturer to British Standard (BS) 5268. All bracing and strapping to BS above. Calculations from manufacturer to be sent to Building Control for approval at the completion of the works. Trusses strapped to 100x50mmsoftwood wall plate strapped at 1.8m centres using 30x5 mild steel wall plate straps.Insulation to be at ceiling level and be either Knauf or Drytherm quilt with 100mmbetween ceiling joists and 200mm over. All to meet a U value of 0.15. Roof tiles to match existing and laid on 25x38mm treated battens with Tyvek or similar breathable felt under laid strictly in accordance with manufacturers instructions. Plasterboard and finish under.

LEAN TO ROOF (Rear Elevation)

Rafters to be C24 150X44mm at 400mm centres spiked to wall plate. Provide a C24 195X47mm wall bearer rawl bolted at 1.0m centers to abutment of existing wall. Provide tiles to match existing using 100% breathable felt fixed to 25x38mm tanalised/treated battens At the new gable walls fix 1 no 30x5 strap at mid span to tie the wall to the roof. Ceiling joist to be 125x47mm at 400mm centres with 300mm rockwool quilt insulation. Flashings to be code 4 and have a min of 150mm upstand.

VAULTED ROOF

To engineers detail with steel ridge and arrangement of glazing above bi - folding doors to structural engineers detail/calcs. Provide 100mmKingspan TP 10 between the rafters with 50mm under and palsterboard and skim finish in this area.

LINTELS

Lintels over external stone walls to front elevation windows to be Catnic CG90-100 with min end bearing of 150mm. Provide dpm cavity tray over with weepholes at 1.0m centres.Lintels over rendered walls doors and windows to be Naylor 6 with min 150mm end bearing. Cavity tray as above. Opening/design over bi fold doors and glazing above all to structural engineers detail/calculations

WINDOWS AND DOORS

Windows and doors to have min U value of 1.4. Provide tickle vents above frames. Any areas below 800mm to be lamintaed or toughened. Window to new bedrooms at ground floor to be escape type and comply with Approved document B1 - min opening area 750mm x 450mm and set a max of 1100mm from finished floor level.

Scale @A3	Issue Date
1:100	AUGUST 2026

Project

39 WESTGATE
MONK BRETTON
BARNSLEY, S71 2DS

Drawing No.	Revision
	-

Description

PROPOSED FRONT/REAR ELEVATIONS