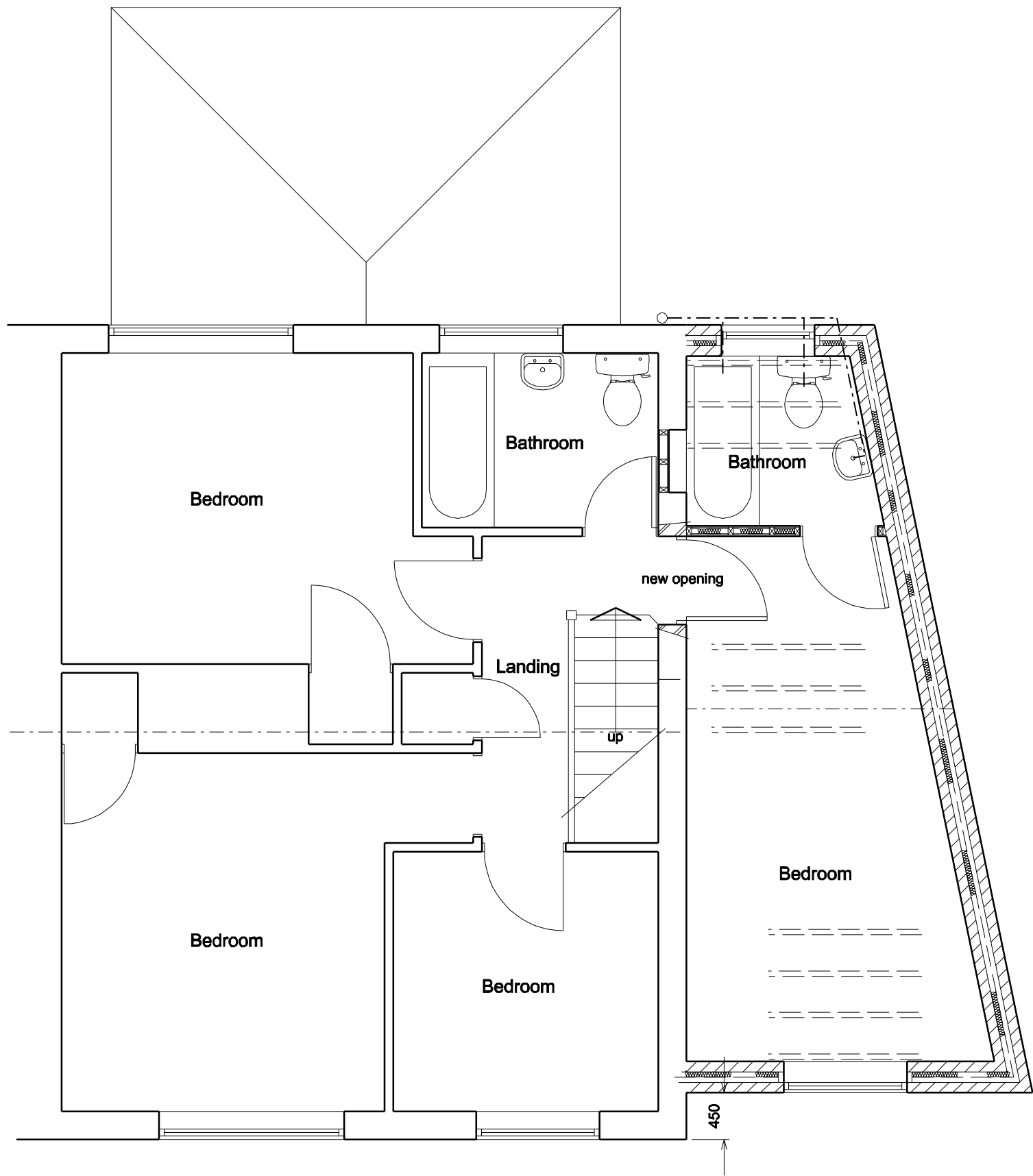
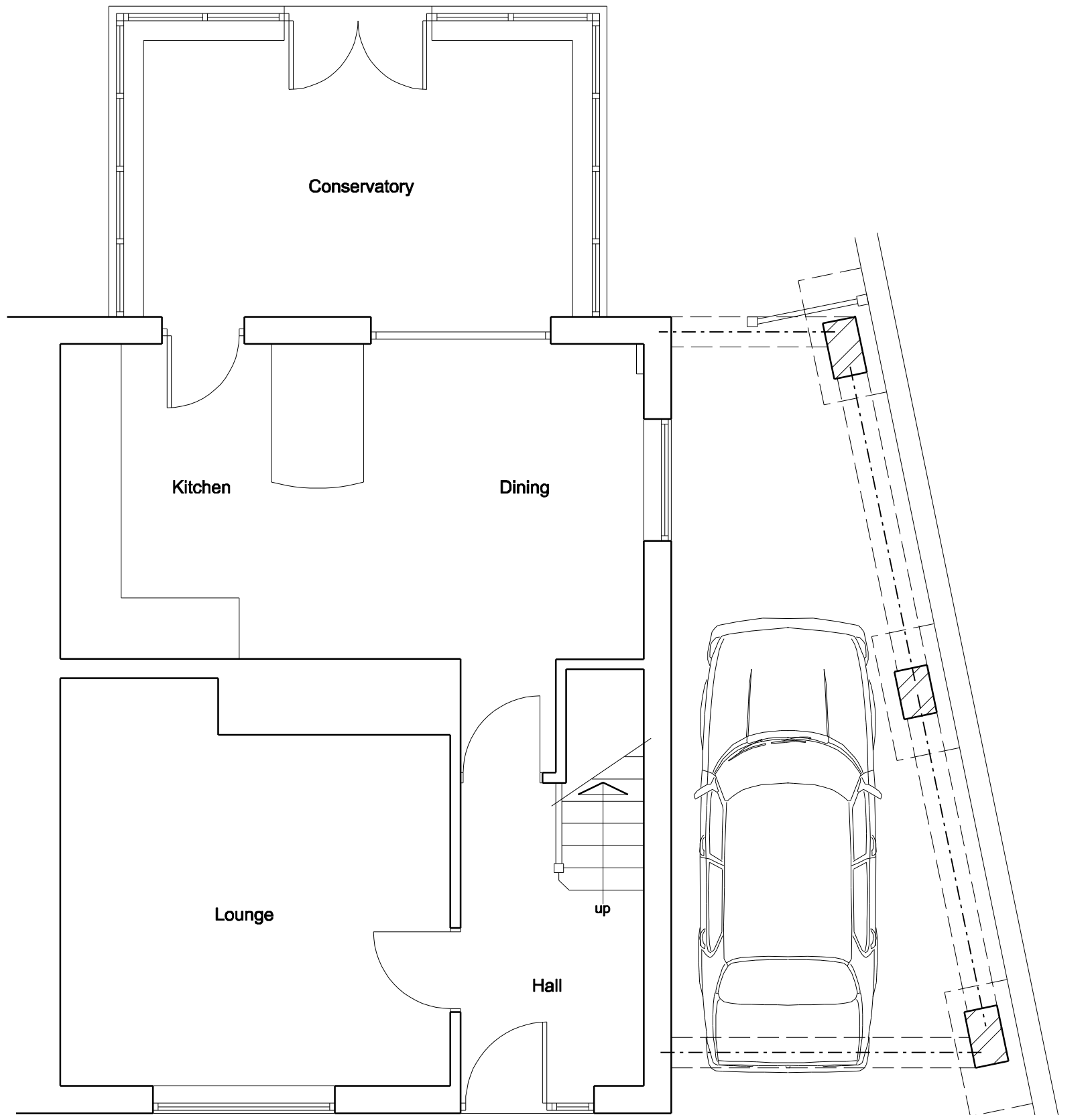




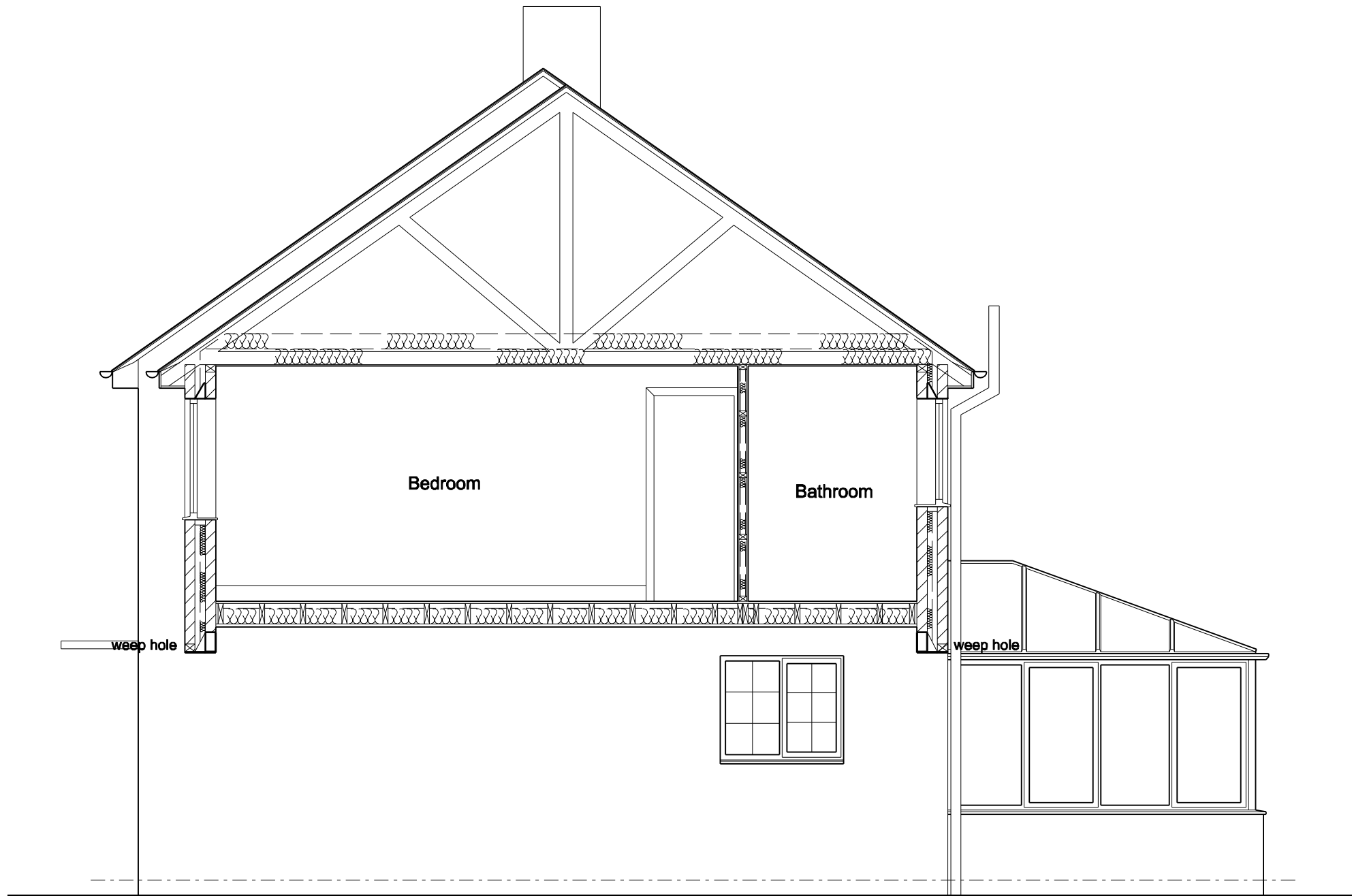
First Floor Plan



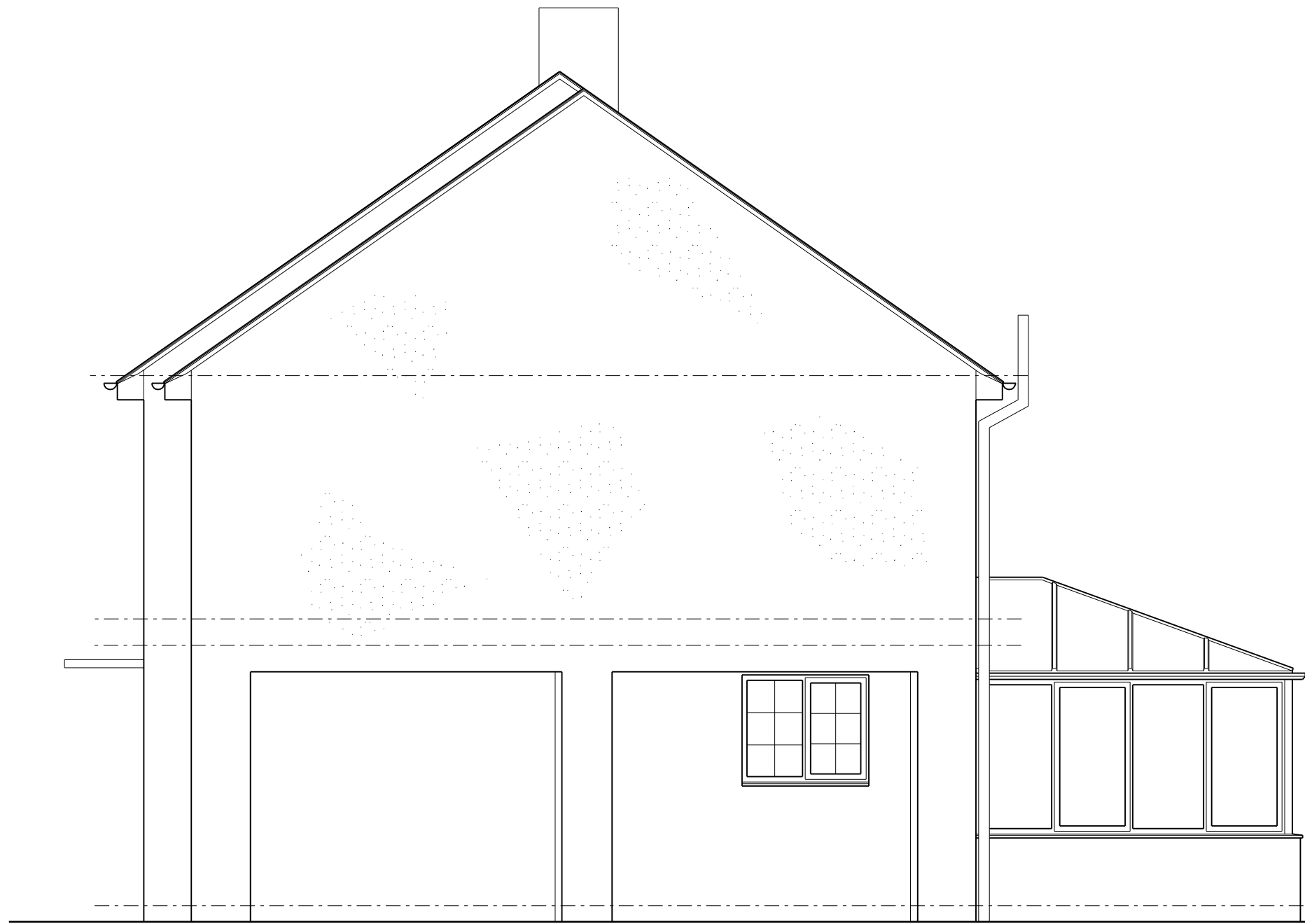
Ground Floor Plan



Rear Elevation



Typical Section



Side Elevation

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.



Front Elevation

COPYRIGHT: This drawing and design and all the information contained therein is the sole copyright of M J H Design and reproduction in any form is forbidden unless permission is obtained in writing.

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 repellent to satisfaction of Local Building Inspector. No projections over boundary.

Foundations:
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:
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

Internal walls:
Internal walls at first floor to be 50x75mm s/w framing with 12.5mm plasterboard both sides with skim finish. 50mm thick insulation between studwork.

Roof:
Clay plain tiles to Local Authority approval fixed to 38 x 25mm s/w battens to Manufacturers recommendations on reinforced bitumen felt underlay on trussed rafters designed and manufactured by specialist. Details and calculations to be submitted 14 days before commencement on site. 100 x 75mm wallplate fixed to wall at 600mm centres. 25mm soffit ventilation and continuous ridge vent to provide adequate cross ventilation. 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.

First Floor:
20mm thick flooring grade chipboard on 200 x50mm C24 s/w timber joists.9.5mm thick Gyproc moisture resistant board to underside, skim finish. 150mm thick insulation between joists. Solid timber noggins at max. 1800mm cts.

Glazing:
Glazing within critical locations as defined in Part N 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.

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.

Rainwater Goods:
Rainwater goods to match existing.

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.

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 12mm air gap to give average u-value of 1.8W/m²K.

Surface water from new extension to go to soakaway. 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.

Flyscreen required to soffit ventilation. New lintels to be insulated, by Catnic or equal approved. New wall ties to be vertical twist type.

Gutters to be 110mm and downpipes to be 65mm. Soakaway to be min. 5 metres from any building or highway. Thermostatic radiator valves and insulated pipework in un-heated spaces required to any new heating.

Thermabate or equal approved Insulated cavity closers to new window and door openings.

A	Date	Revisions
---	------	-----------

© Copyright

MJH Design
Architectural Services
53 Bartholomew Street
Wombwell
Barnsley
S73 8LB
Tel: 07887548711
e-mail: concorde.mjharper@virgin.net

Client
Mrs Nicholson

Project
**Proposed Alterations
15 Crossgate
Thurnscoe
S63 0SP**

Title

**Proposed Plans Elevations
and Section A - A**

Scale **1:50**

Drawn by **MJH** Date **Aug 2016**

Drawing No. **1040-02** Revision