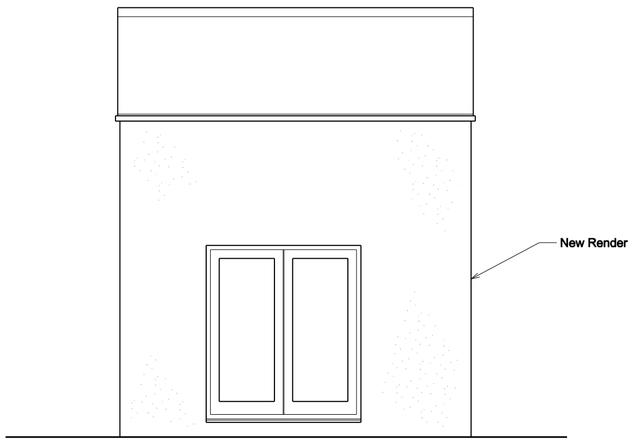
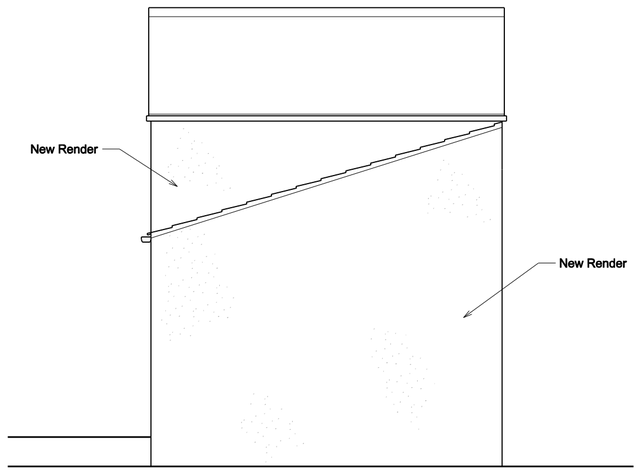
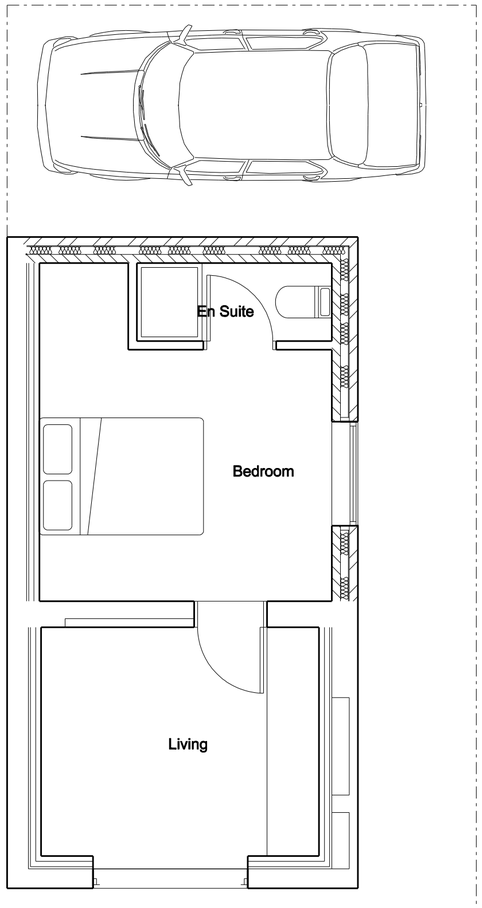


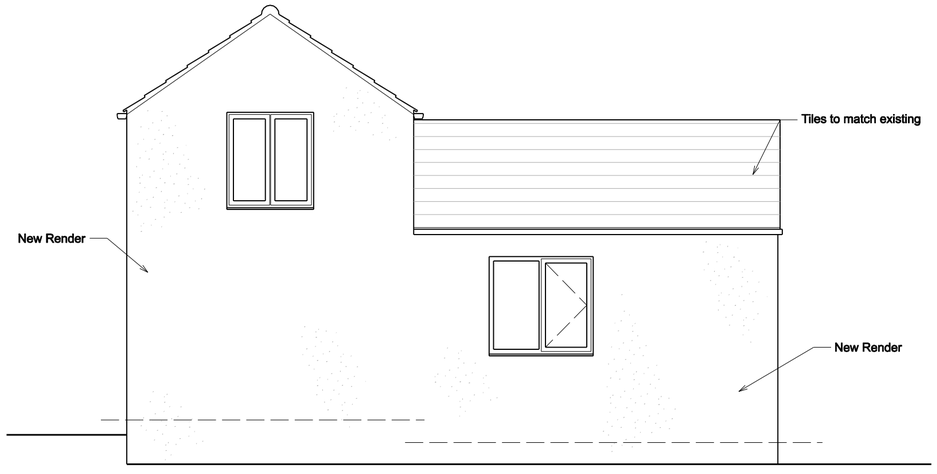
Proposed Front Elevation



Proposed Rear Elevation



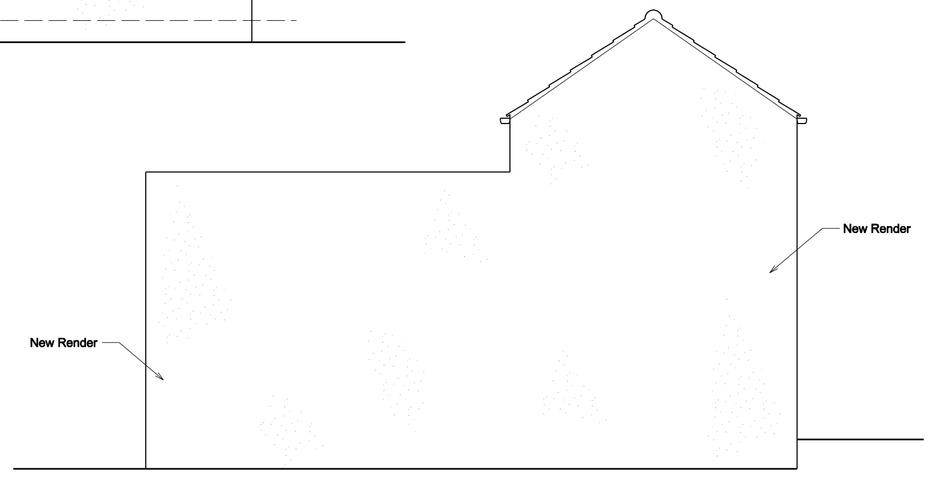
Proposed Ground Floor Plan



Proposed Side Elevation

Bathroom to have mechanical extract ventilation rated at 15l/sec with 15min over run
Radon barrier to be incorporated into ground floor construction to extend through to external leaf, taped at all joints and around penetrations
D.P.M to be 1200 gauge Visqueen, to run continuously to outer leaf, lapped and taped at all joints with a tray provided where passing through a wall.
Details to be submitted to deal with known problem of landfill gas in the area prior to completion / occupation of the building, or submitting a geological assesment prior to commencement of works
Soffit ventilation to be provided to flat roof equal to continuous strip 5mm wide. 10mm wide at eaves

General:
Lintels/ beams to have min 150mm end bearing.
Thermostatic radiator valves and insulated pipework in un-heated spaces required to any new heating.
Provide 4000mm2 background ventilation to Bathroom.
S & VP to terminate min. 900mm above any opening light within 3.0m. No waste connection within 200mm of W.C. connection.



Proposed Side Elevation

New Roof Roof:
Tiles to match existing fixed to 38 x 25mm s/w battens to Manufacturers recommendations on Kingspan Nilvent breathable membrane on s/w
175 x 50mm rafters at 400mm centres. 100 x 75mm wallplate fixed to wall at 600mm centres.
150mm Kingspan insulation laid between joists.
150mm thick Kingspan Insulation laid over joists, Min. 50mm clear air space required above insulation.
12.5mm plasterboard to underside and skim finish.
All joints to have scrim tape.

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

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.

Rainwater Goods:
Rainwater goods to match existing.
Surface water to go to soakaway min 5m from building.

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

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.

Internal Walls:
Internal walls to be 100 x 50mm s/w timber studding with 9.5mm thick plasterboard both sides and min 50mm Rockwool fibreglass insulation between studs.

General:
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.
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.

Smoke detectors to be mains operated and battery backup
Hardwired smoke detectors to be fitted at all floor levels.
8000mm trickle vents to new bedroom window to give background ventilation.
Kitchen to have openable window with trickle ventilator to head to give 4000mm2 background ventilation plus mechanical extract ventilation rated at 30 litres/second adjacent to the hob or 60 litres/second if operated indenpendently.
Bathroom to have mechanical extract ventilation rated at 15l/sec with 15min over run

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.
Habitable rooms to have escape windows 0.33 sq m min. area, min. 750mm wide, 800 to 100mm from floor level.

Proposed Side 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 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:
Existing foundation to be checked by local authority for suitability.
New 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.

New External Walls:
25mm thick two coat render to match existing on 100mm thick blockwork outer leaf, 10mm clear cavity, 90mm thick Kingspn Kooltherm K106 wall insulation, 100mm thick blockwork inner leaf Construction to give min. 0.18W/m K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

Existing External Walls:
100mm thick brickwork to match existing outer leaf to Local Authority Approval, 10mm clear cavity, 90mm thick Kingspan Kooltherm K106 wall insulation or equal approved, 100mm thick blockwork inner leaf. Construction to give min. 0.18W/m K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

New Ground Floor :
75mm thick sand/cement screed on 100mm thick concrete slab on separating layer membrane (min. 500g) on 100mm thick Kingspan K3 floor Insulation on Visqueen 1200g dpm on 50mm thick sand blinding on 150mm thick well consolidated hardcore. Insulation laid to Manufacturers recommendations.

Existing Floor
Existing slab to have sand blinding, DPM laid over and linked to existing DPC in existing walls. 100mm thick Celotex GA4000 or equal approved laid on DPM. 65mm thick sand/cement screed over. Floor to line through with existing

A		
	Date	Revisions

© Copyright

M & JH DESIGN
Architectural Services

53 Bartholomew Street
Wombwell
Barnsley
S73 8LB

Tel: 07704677472
e-mail: enquiries.mjhdesign@gmail.com

Client
Mr Andrew Wilmot

Project
Proposed Annex
69 Lowfield Road
Bolton-Upon-Dearne
Rotherham
S63 8JD

Title
Proposed Plan & Elevations

Scale	1:50		
Drawn by	JRH	Date	October 2022
Drawing No.	1314-02	Revision	A