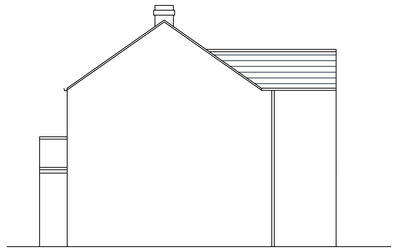


EAST ELEVATION
AS PROPOSED



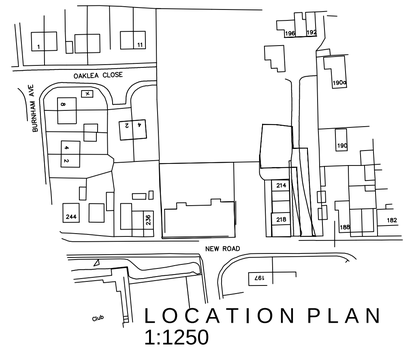
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AS PROPOSED



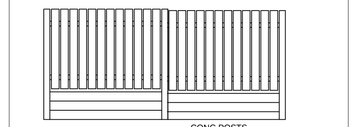
NORTH ELEVATION
AS PROPOSED



SOUTH ELEVATION
AS PROPOSED

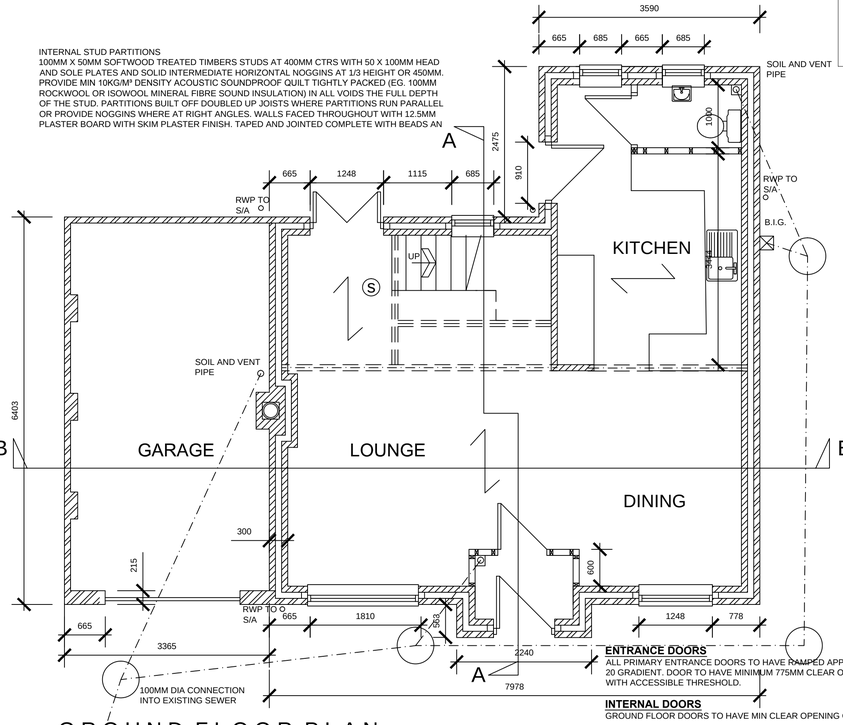


LOCATION PLAN
1:1250

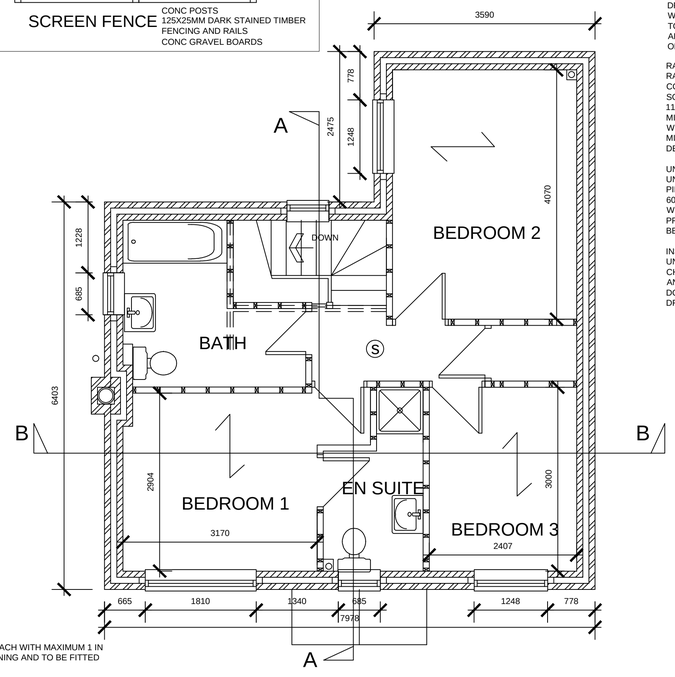


SCREEN FENCE
CONC POSTS
125X25MM DARK STAINED TIMBER FENCING AND RAILS
CONC GRAVEL BOARDS

INTERNAL STUD PARTITIONS
100MM X 50MM SOFTWOOD TREATED TIMBERS STUDS AT 400MM CTRS WITH 50 X 100MM HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL NOGGINS AT 1/3 HEIGHT OR 450MM. PROVIDE MIN 10KG/M³ DENSITY ACOUSTIC SOUNDPROOF QUILT TIGHTLY PACKED (EG. 100MM ROCKWOOL OR ISOWOOL MINERAL FIBRE SOUND INSULATION) IN ALL VOIDS THE FULL DEPTH OF THE STUD. PARTITIONS BUILT OFF DOUBLED UP JOISTS WHERE PARTITIONS RUN PARALLEL OR PROVIDE NOGGINS WHERE AT RIGHT ANGLES. WALLS FACED THROUGHOUT WITH 12.5MM PLASTER BOARD WITH SKIM PLASTER FINISH. TAPED AND JOINTED COMPLETE WITH BEADS AN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ENTRANCE DOORS
ALL PRIMARY ENTRANCE DOORS TO HAVE RAMPED APPROACH WITH MAXIMUM 1 IN 20 GRADIENT. DOOR TO HAVE MINIMUM 775MM CLEAR OPENING AND TO BE FITTED WITH ACCESSIBLE THRESHOLD.

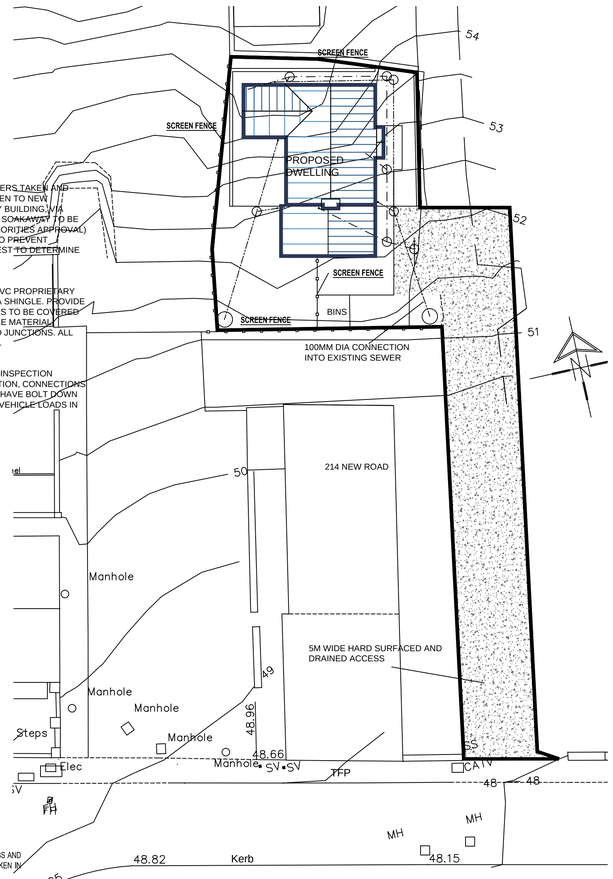
INTERNAL DOORS
GROUND FLOOR DOORS TO HAVE MIN CLEAR OPENING OF 750MM

DRAINAGE
DRAINAGE LAYOUT PRELIMINARY.
DRAINS TO BE CONNECTED TO EXISTING NETWORK.
FULL DETAILS OF EXISTING DRAINAGE SYSTEM TO BE INVESTIGATED AND CONFIRMED ON SITE. INCLUDING GRADIENTS AND INSPECTION CHAMBER POSITIONS.
DRAINS TO HAVE LINTEL OVER WHERE PASSING THROUGH WALLS. IF DRAINS PASS BENEATH BUILDING, FOUNDATIONS TO BE TAKEN DOWN TO BELOW INVERT OF PIPE.
ALL WORK TO BE IN ACCORDANCE WITH BUILDING CONTROL OFFICERS APPROVAL ON SITE.

RAINWATER DRAINAGE
RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED INTO 68MM DIA UPVC DOWNPIPES. RAINWATER TAKEN TO NEW SOAKAWAY, SITUATED A MIN DISTANCE OF 5.0M AWAY FROM ANY BUILDING VIA 110MM DIA UPVC PIPES SURROUNDED IN 150MM GRANULAR FILL. SOAKAWAY TO BE MIN OF 1 CUBIC METRE CAPACITY (OR TO DEPTH TO LOCAL AUTHORITIES APPROVAL) WITH SUITABLE GRANULAR FILL WITH GEOTEXTILE SURROUND TO PREVENT MIGRATION OF FINES. IF NECESSARY CARRY OUT A POROSITY TEST TO DETERMINE DESIGN AND DEPTH OF SOAKAWAY.

UNDERGROUND FOUL DRAINAGE
UNDERGROUND DRAINAGE TO CONSIST OF 100MM DIAMETER UPVC PROPRIETARY PIPE WORK TO GIVE A 1:40 FALL. SURROUND PIPES IN 100MM PEA SHINGLE. PROVIDE 600MM SUITABLE COVER (900MM UNDER DRIVES). SHALLOW PIPES TO BE COVERED WITH 100MM REINFORCED CONCRETE SLAB OVER COMPRESSIBLE MATERIAL. PROVIDE RODDING ACCESS AT ALL CHANGES OF DIRECTION AND JUNCTIONS. ALL BELOW GROUND DRAINAGE TO COMPLY WITH BS EN 1401-1: 2009.

INSPECTION CHAMBERS
UNDERGROUND QUALITY PROPRIETARY UPVC 450MM DIAMETER INSPECTION CHAMBERS TO BE PROVIDED AT ALL CHANGES OF LEVEL, DIRECTION, CONNECTIONS AND EVERY 45M IN STRAIGHT RUNS. INSPECTION CHAMBERS TO HAVE BOLT DOWN DOUBLE SEALED COVERS IN BUILDINGS AND BE ADEQUATE FOR VEHICLE LOADS IN DRIVEWAYS.



SITE PLAN
1:200

SITE PREPARATION
GROUND TO BE PREPARED FOR NEW WORKS BY REMOVING ALL UNSUITABLE MATERIAL, VEGETABLE MATTER AND TREE OR SHRUB ROOTS TO A SUITABLE DEPTH TO PREVENT FUTURE GROWTH. SEAL UP, CAP OFF, DISCONNECT AND REMOVE EXISTING REDUNDANT SERVICES AS NECESSARY. REASONABLE PRECAUTIONS MUST ALSO BE TAKEN TO AVOID DANGER TO HEALTH AND SAFETY CAUSED BY CONTAMINANTS AND GROUND GASES E.G. LANDFILL GASES, RADON, VAPOURS ETC ON OR IN THE GROUND COVERED, OR TO BE COVERED BY THE BUILDING.

BEAMS
SUPPLY AND INSTALL ALL STRUCTURAL ELEMENTS SUCH AS BEAMS, ROOF STRUCTURE, FLOOR STRUCTURE, BEARINGS, AND PADSTONES IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S CALCULATIONS AND DETAILS. NEW STEEL BEAMS TO BE ENCASED IN 12.5MM GYPROC FIRELINE BOARD WITH STAGGERED JOINTS. GYPROC FIRECASE OR PAINTED IN NULLIFIRE S OR SIMILAR INTUMESCENT PAINT TO PROVIDE 1/2 HOUR FIRE RESISTANCE AS AGREED WITH BUILDING CONTROL. ALL FIRE PROTECTION TO BE INSTALLED AS DETAILED BY SPECIALIST MANUFACTURER.

LINTELS
FOR UNIFORMLY DISTRIBUTED LOADS AND STANDARD 2 STOREY DOMESTIC LOADINGS ONLY
LINTEL WIDTHS ARE TO BE EQUAL TO WALL THICKNESS. ALL LINTELS OVER 750MM SIZED INTERNAL DOOR OPENINGS TO BE 65MM DEEP PRE-STRESSED CONCRETE PLANK LINTELS 150MM DEEP. LINTELS ARE TO BE USED FOR 900MM SIZED INTERNAL DOOR OPENINGS. LINTELS TO HAVE A MINIMUM BEARING OF 150MM ON EACH END. ALL PRE-STRESSED CONCRETE LINTELS TO BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH BS 8110, WITH A CONCRETE STRENGTH OF 50 OR 40 N/MM² AND INCORPORATING STEEL STRANDS TO BS 5896 TO SUPPORT LOADINGS ASSESSED TO BS 5977 PART 1.
FOR OTHER STRUCTURAL OPENINGS PROVIDE PROPRIETARY INSULATED STEEL LINTELS SUITABLE FOR SPANS AND LOADINGS IN COMPLIANCE WITH APPROVED DOCUMENT A AND LINTEL MANUFACTURE STANDARD TABLES. STOP ENDS, DPC TRAYS AND WEEP HOLES TO BE PROVIDED ABOVE ALL EXTERNALLY LOCATED LINTELS.

STRAPPING OF FLOORS
PROVIDE LATERAL RESTRAINT WHERE JOISTS RUN PARALLEL TO WALLS, FLOORS ARE TO BE STRAPPED TO WALLS WITH 1000MM X 30MM X 5MM GALVANISED MILD STEEL STRAPS OR OTHER APPROVED IN COMPLIANCE WITH BS EN 845-1 AT MAX 2.0M CENTRES. STRAPS TO BE TAKEN ACROSS MINIMUM OF 3 JOISTS. STRAPS TO BE BUILT INTO WALLS, PROVIDE 38MM WIDE X ¾ DEPTH SOLID NOGGINS BETWEEN JOISTS AT STRAP POSITIONS.

	Span of Beam & Block/joists
S	Smoke Alarms
	To suit door & frame to provide 775mm clear opening.

WALLS BELOW GROUND
ALL NEW WALLS TO HAVE CLASS A BLOCKWORK BELOW GROUND LEVEL OR ALTERNATIVELY SEMI ENGINEERING BRICKWORK IN 1:4 MASONRY CEMENT OR EQUAL APPROVED SPECIFICATION. CAVITIES BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE MIN 225MM BELOW DAMP PROOF COURSE. OR PROVIDE LEAN MIX BACKFILL AT BASE OF CAVITY WALL (150MM BELOW DAMP COURSE) LAID TO FALL TO WEEPHOLES.

FULL FILL CAVITY WALL
NEW CAVITY WALL TO COMPRISE 100MM ART STONE OUTER LEAF, FULL FILL THE CAVITY WITH 100MM DRI-THERM 32 CAVITY INSULATION AS MANUFACTURER'S DETAILS. INNER LEAF CONSTRUCTED USING 100MM PLASMOR STRAN. INTERNAL FINISH TO BE 12.5MM PLASTERBOARD ON DABS. WALLS TO BE BUILT WITH 1:1:6 CEMENT MORTAR.

DPC
PROVIDE HORIZONTAL STRIP POLYMER (HYLOAD) DAMP PROOF COURSE TO BOTH INTERNAL AND EXTERNAL SKINS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL. NEW DPC TO BE MADE CONTINUOUS WITH EXISTING DPC'S AND WITH FLOOR DPM. VERTICAL DPC TO BE INSTALLED AT ALL REVEALS WHERE CAVITY IS CLOSED.

WALL TIES
ALL WALLS CONSTRUCTED WITH STAINLESS STEEL VERTICAL TWIST TYPE RETAINING WALL TIES BUILT IN AT 750MM CTRS HORIZONTALLY, 450MM VERTICALLY AND 225MM CTRS AT REVEALS AND CORNERS IN STAGGERED ROWS. WALL TIES TO BE SUITABLE FOR CAVITY WIDTH AND IN ACCORDANCE WITH BS 5268-6.1: 1996 AND BS EN 845-1: 2003.

CAVITIES
PROVIDE CAVITY TRAYS OVER OPENINGS. ALL CAVITIES TO BE CLOSED AT EAVES AND AROUND OPENINGS USING THERMABATE OR SIMILAR NON COMBUSTIBLE INSULATED CAVITY CLOSERS. PROVIDE VERTICAL DPCS AROUND OPENINGS AND ABUTMENTS. ALL CAVITY TRAYS MUST HAVE 150MM UPSTANDS AND SUITABLE CAVITY WEEP HOLES (MIN 2) AT MAX 900MM CENTRES.

ROOF
INTERLOCKING CONCRETE OR EQUAL APPROVED ROOF TILES ON 25X50MM TAN S.W. BATTENS ON SINGLE LAYER BREATHER FELT ON TRUSSES BY SPECIALIST

RESTRAINT STRAPPING - 100MM X 50MM WALL PLATE STRAPPED DOWN TO WALLS. CEILING JOISTS AND RAFTERS TO BE STRAPPED TO WALLS AND GABLE WALLS. STRAPS BUILT INTO CAVITY, ACROSS AT LEAST 3 TIMBERS WITH NOGGINS. ALL STRAPS TO BE 1000 X 30 X 5MM GALVANIZED STRAPS OR OTHER APPROVED TO BSEN 845-1 AT 2M CENTRES.

LEAD WORK AND FLASHINGS
ALL LEAD FLASHINGS, ANY VALLEYS OR SOAKERS TO BE CODE 5 LEAD AND LAID ACCORDING TO LEAD DEVELOPMENT ASSOCIATION. FLASHINGS TO BE PROVIDED TO ALL JAMBS AND BELOW WINDOW OPENINGS WITH WELDED UPSTANDS. JOINTS TO BE LAPPED MIN 150MM AND LEAD TO BE DRESSED 200MM UNDER TILES, ETC. ALL WORK TO BE UNDERTAKEN IN ACCORDANCE WITH THE LEAD DEVELOPMENT ASSOCIATION RECOMMENDATIONS.

INTERNAL STUD PARTITIONS
100MM X 50MM SOFTWOOD TREATED TIMBERS STUDS AT 400MM CTRS WITH 50 X 100MM HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL NOGGINS AT 1/3 HEIGHT OR 450MM. PROVIDE MIN 10KG/M³ DENSITY ACOUSTIC SOUNDPROOF QUILT TIGHTLY PACKED (E.G. 100MM ROCKWOOL OR ISOWOOL MINERAL FIBRE SOUND INSULATION) IN ALL VOIDS THE FULL DEPTH OF THE STUD. PARTITIONS BUILT OFF DOUBLED UP JOISTS WHERE PARTITIONS RUN PARALLEL OR PROVIDE NOGGINS WHERE AT RIGHT ANGLES, OR BUILT OFF DPC ON THICKENED CONCRETE SLAB IF SOLID GROUND FLOOR. WALLS FACED THROUGHOUT WITH 12.5MM PLASTER BOARD WITH SKIM PLASTER FINISH. TAPED AND JOINTED COMPLETE WITH BEADS AND STOPS.

INTERMEDIATE FLOORS
UNLESS OTHERWISE STATED INTERMEDIATE FLOOR TO BE 25MM T&G FLOORING GRADE CHIPBOARD OR FLOORBOARDS LAID ON **TJI OR EQUAL APPROVED FLOOR JOISTS BY SPECIALIST 400MM CTS**. LAY 100MM ROCKWOOL MINERAL FIBRE QUILT INSULATION MIN 10KG/M³ OR EQUIVALENT BETWEEN FLOOR JOISTS. CEILING TO BE 12.5 GYPROC FIRELINE PLASTERBOARD WITH SKIM PLASTER SET AND FINISH.

JOIST SPANS OVER 2.5M TO BE STRUTTED AT MID SPAN USING 38 X 38MM HERRINGBONE STRUTTING OR 38MM SOLID STRUTTING (AT LEAST 2/3 OF JOIST DEPTH). IN AREAS SUCH AS KITCHENS, UTILITY ROOMS AND BATHROOMS, FLOORING TO BE MOISTURE RESISTANT GRADE IN ACCORDANCE WITH BS7331:1990. IDENTIFICATION MARKING MUST BE LAID UPPER MOST TO ALLOW EASY IDENTIFICATION. PROVIDE LATERAL RESTRAINT WHERE JOISTS RUN PARALLEL TO WALLS. FLOORS ARE TO BE STRAPPED TO WALLS WITH 1000MM X 30MM X 5MM GALVANISED MILD STEEL STRAPS OR OTHER APPROVED IN COMPLIANCE WITH BS EN 845-1 AT MAX 2.0M CENTRES, STRAPS TO BE TAKEN ACROSS MINIMUM 3 NO. JOISTS. STRAPS TO BE BUILT INTO WALLS. PROVIDE 38MM WIDE X ¾ DEPTH SOLID NOGGINS BETWEEN JOISTS AT STRAP POSITIONS.

STAIRS
DIMENSIONS TO BE CHECKED AND MEASURED ON SITE PRIOR TO FABRICATION OF STAIRS. TIMBER STAIRS TO COMPLY WITH BS585 AND WITH PART K OF THE BUILDING REGULATIONS. MAX RISE 220MM, MIN GOING 220MM. TWO RISERS PLUS ONE GOING SHOULD BE BETWEEN 550 AND 700MM. TAPERED TREADS TO HAVE GOING IN CENTRE OF TREAD AT LEAST THE SAME AS THE GOING ON THE STRAIGHT. MIN 50MM GOING OF TAPERED TREADS MEASURED AT NARROW END. PITCH NOT TO EXCEED 42 DEGREES. THE WIDTH AND LENGTH OF EVERY LANDING SHOULD BE AT LEAST AS GREAT AS THE SMALLEST WIDTH OF THE FLIGHT. DOORS WHICH SWING ACROSS A LANDING AT THE BOTTOM OF A FLIGHT SHOULD LEAVE A CLEAR SPACE OF AT LEAST 400MM ACROSS THE FULL WIDTH OF THE FLIGHT. MIN 2.0M HEADROOM MEASURED VERTICALLY ABOVE PITCH LINE OF STAIRS AND LANDINGS. HANDRAIL ON STAIRCASE TO BE 900MM ABOVE THE PITCHLINE. HANDRAIL TO BE AT LEAST ONE SIDE IF STAIRS ARE LESS THAN 1M WIDE AND ON BOTH SIDES IF THEY ARE WIDER. ENSURE A CLEAR WIDTH BETWEEN HANDRAILS OF MINIMUM 600MM. BALUSTRADING DESIGNED TO BE UNCLIMBABLE AND SHOULD CONTAIN NO SPACE THROUGH WHICH A 100MM SPHERE COULD PASS. ALLOW FOR ALL STRUCTURE AS DESIGNED BY A STRUCTURAL ENGINEER.

ELECTRICAL
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A COMPETENT PERSON REGISTERED UNDER A COMPETENT PERSON SELF CERTIFICATION SCHEME SUCH AS BRE CERTIFICATION LTD, BSI. NICEIC CERTIFICATION SERVICES OR ZURICH LTD. AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE IS TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO. A COPY OF A CERTIFICATE WILL BE GIVEN TO BUILDING CONTROL ON COMPLETION.

White Agus PARTNERSHIP
ARCHITECTURAL SERVICES AND SURVEYORS
8 MORSTON BUSINESS PARK, WHALEY ROAD, BARUGH GREEN, BARNSLEY. S75 1HQ
Phone: 01226 208482
Fax: 01226 283030
Email: info@whiteaguspartnership.co.uk
Web: www.whiteaguspartnership.co.uk

Project.	Client.	
PROPOSED DWELLING ON LAND ADJACENT 214 NEW ROAD STAINCROSS, BARNSLEY	MR R. GATES	
Drawing Title. PLANS AND ELEVATIONS	Date. JULY 2015	Scale. 1:50 & 1:100 @ A1
	Ref. 14-118	Dwg. No. 02 / Rev.

Date	Suffix	Description	Date	Suffix	Description