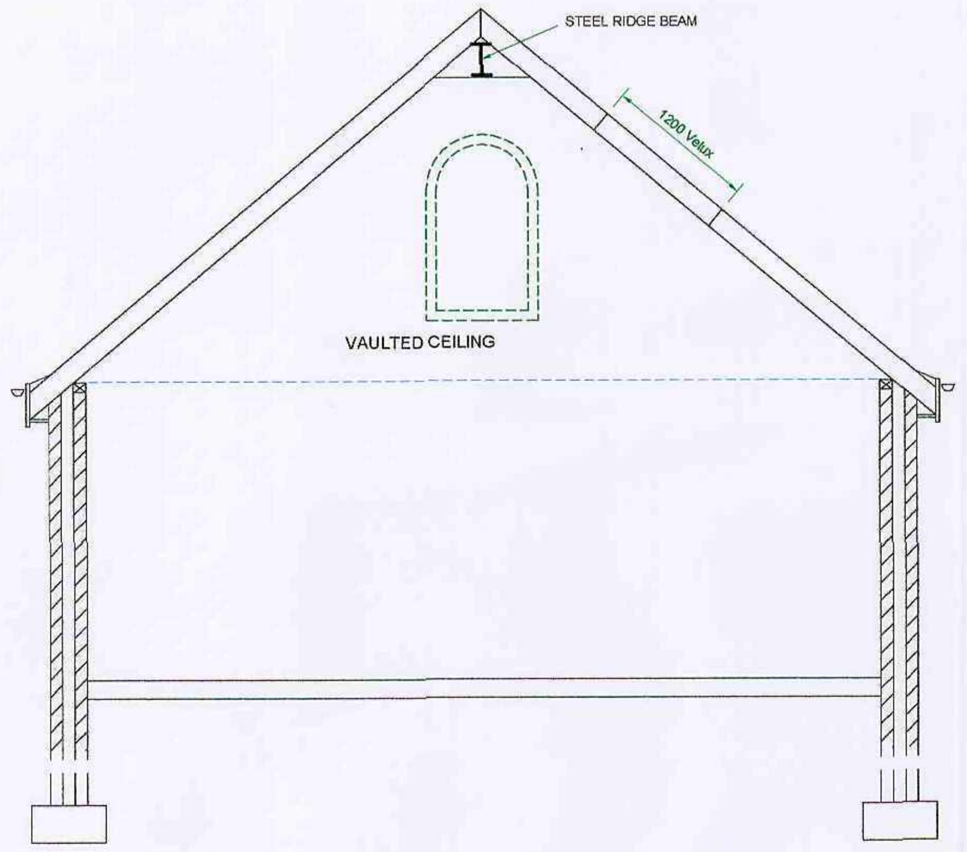
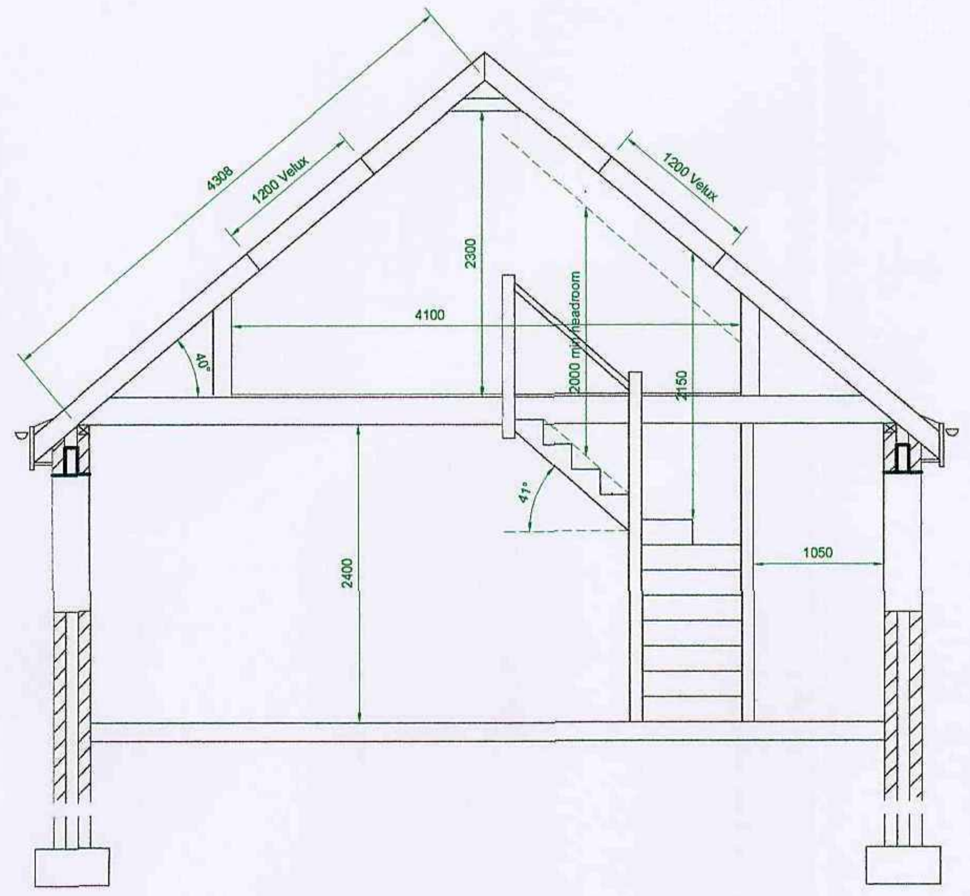
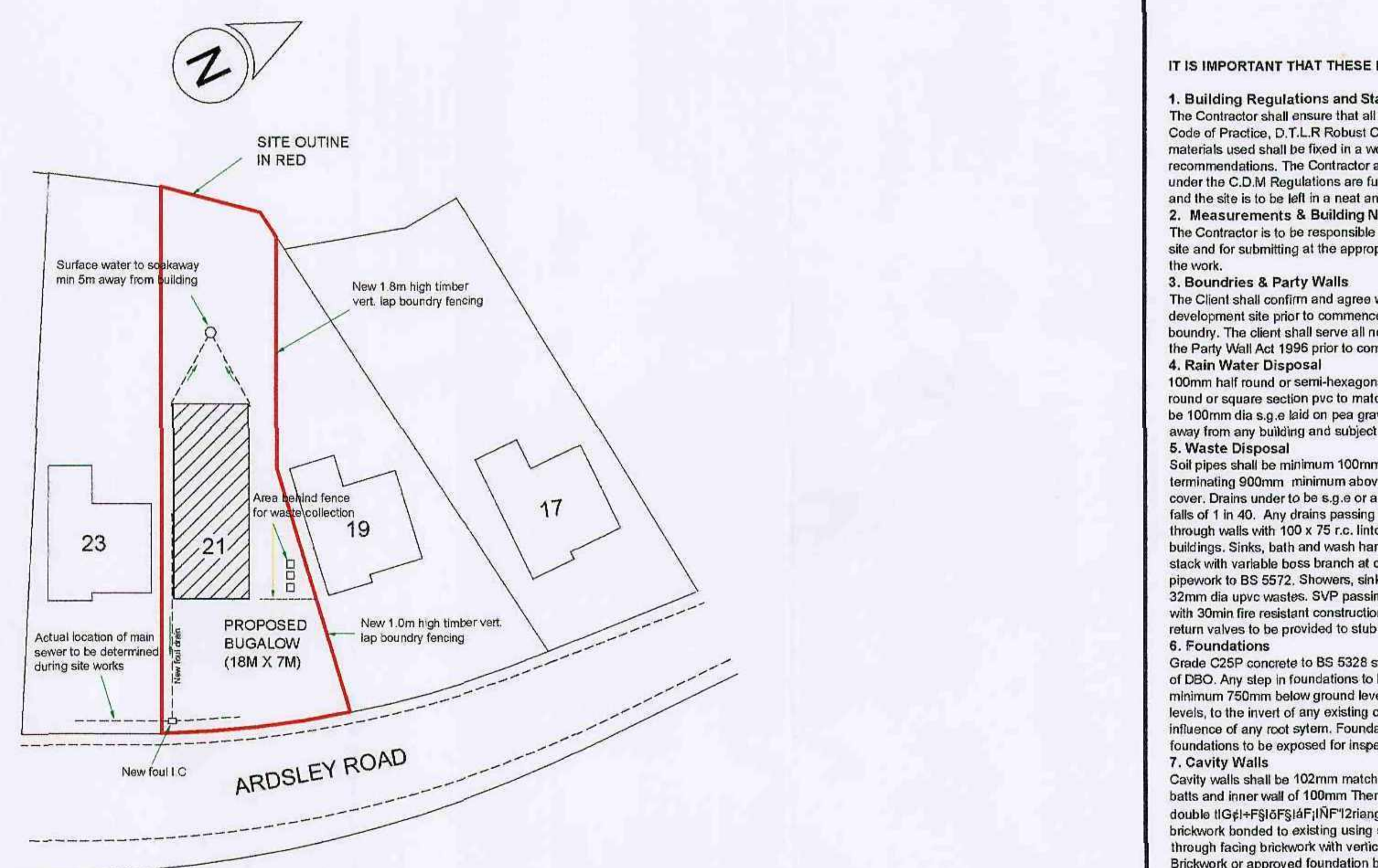


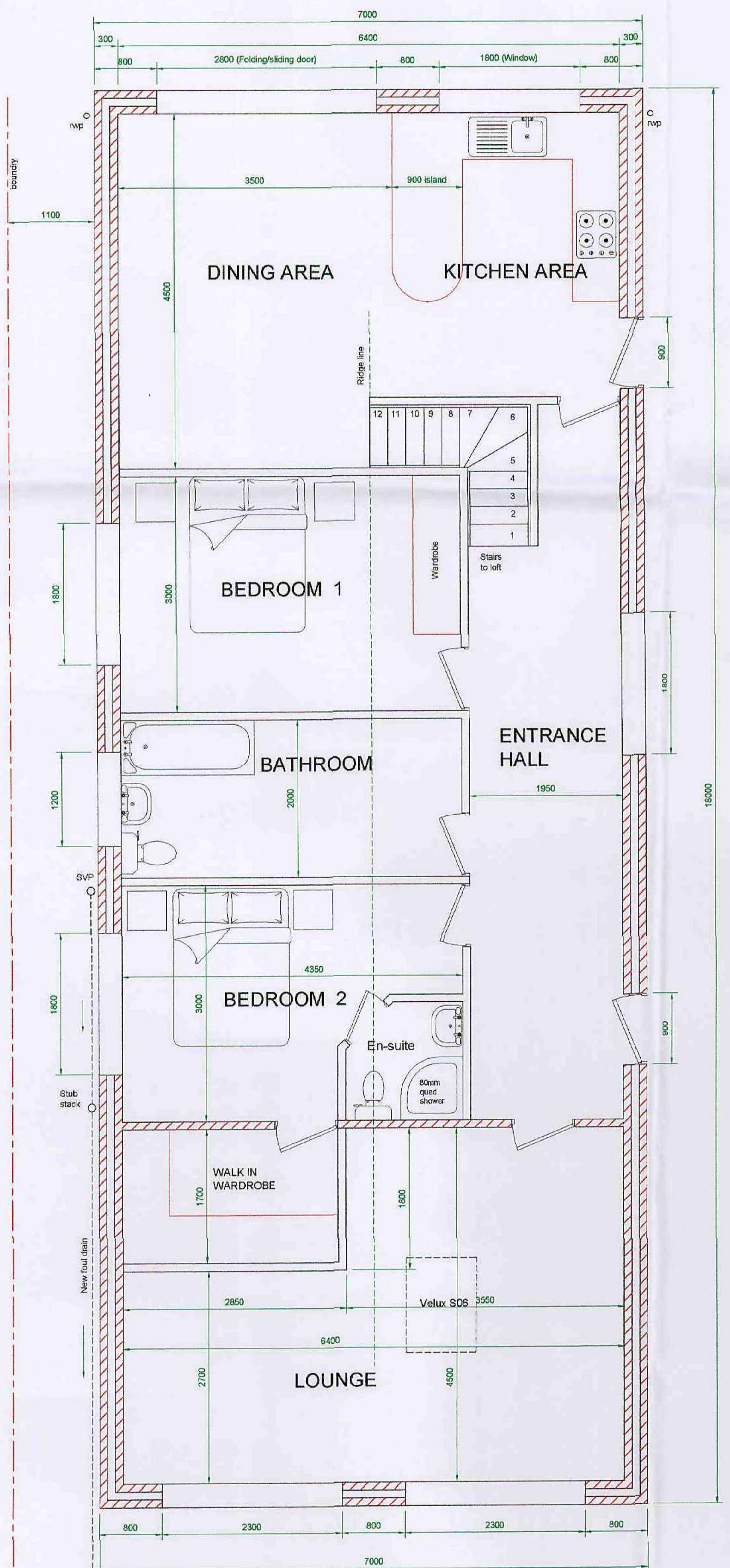
SECTION THRU' LOUNGE



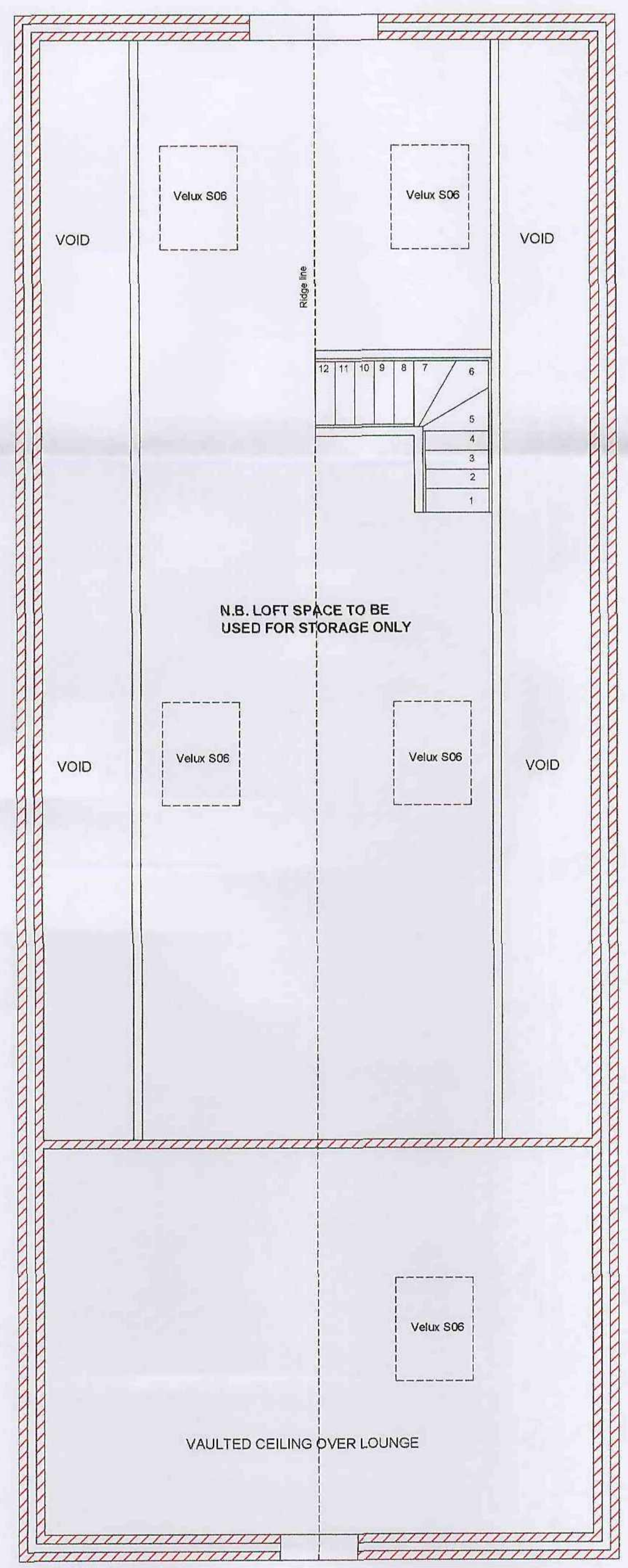
SECTION THRU' STAIRS & LOFT SPACE)



SITE PLAN (Scale 1:500)

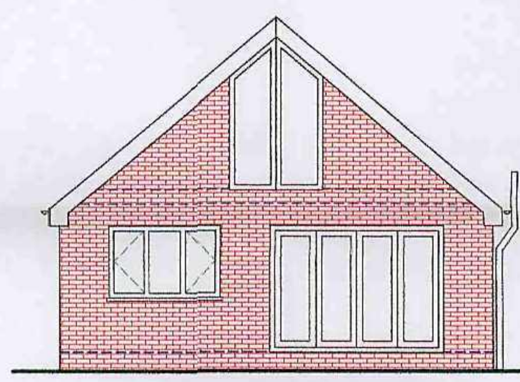


FLOOR PLAN (Scale 1:50)

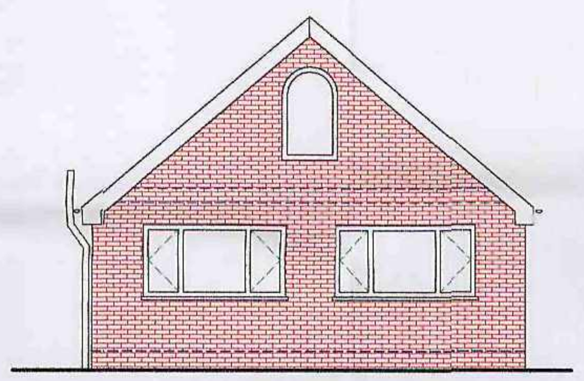


LOFT FLOOR PLAN (Scale 1:50)

ALL ELEVATIONS AT 1:100 SCALE

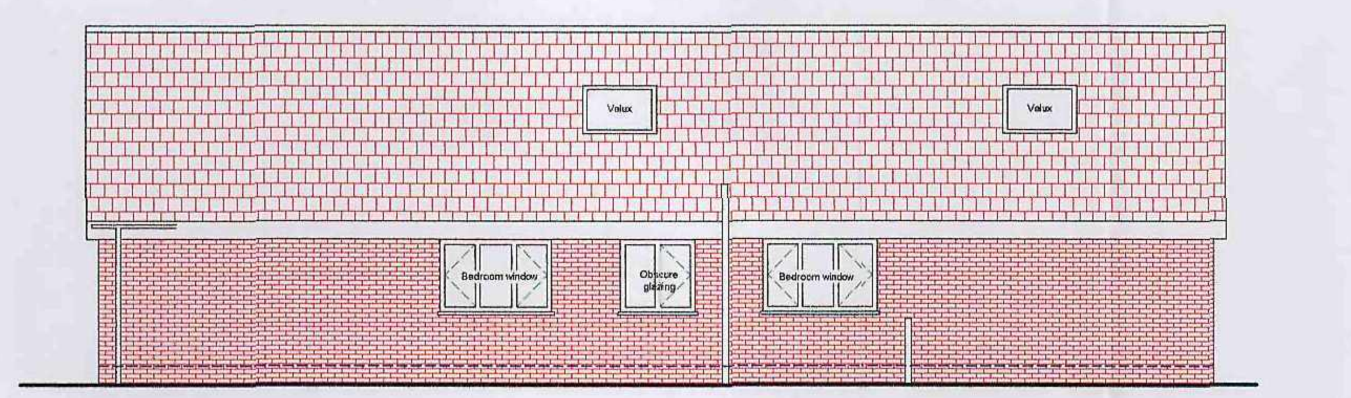


REAR ELEVATION

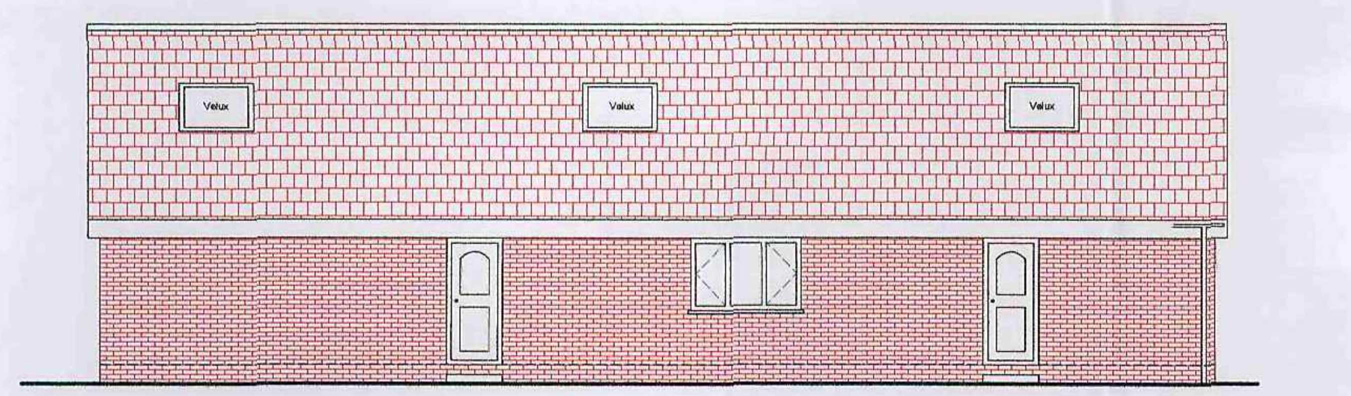


FRONT ELEVATION

NOTE: Facing bricks and roof tiles to be approved by L.A. prior to construction



L.H SIDE ELEVATION (as viewed from No 23)



R.H SIDE ELEVATION (as viewed from No 19)

Barnsley Metropolitan
02 SEP 2008

NOTES

IT IS IMPORTANT THAT THESE NOTES ARE READ CAREFULLY IN CONJUCTION WITH THE PLAN

1. Building Regulations and Standards
The Contractor shall ensure that all works and materials used comply with the relevant Building Regulations, Code of Practice, D.T.L.R Robust Construction Recommendations and to the satisfaction of LABCO. All materials used shall be fixed in a workmanlike manner and strictly in accordance with the manufacturers recommendations. The Contractor and Client shall ensure that all health and safety obligations required under the C.D.M Regulations are fulfilled. The Contractor shall ensure that all debris is carried away to tip and the site is to be left in a neat and tidy condition upon completion of the works.

2. Measurements & Building Notices
The Contractor is to be responsible for checking and verifying the accuracy of all levels and dimensions on site and for submitting at the appropriate stages all Building Notices to the local authority for inspection of the work.

3. Boundries & Party Walls
The Client shall confirm and agree with the adjoining owner(s) the position of all legal boundries of the development site prior to commencement of work. No part of the development to encroach over any boundry. The client shall serve all notices on adjoining owners and obtain all written consents as required by the Party Wall Act 1996 prior to commencement of the work

4. Rain Water Disposal
100mm half round or semi-hexagonal pvc gutter to match existing. Fall pipes to be minimum 70mm diameter round or square section pvc to match existing conected to surface water drains. New surface water drains to be 100mm dia s.g.e laid on pea gravel to minimum falls of 1 in 40 to new soakaway minimum of 5 metres away from any building and subject to perculation test results.

5. Waste Disposal
Soil pipes shall be minimum 100mm dia and head of drain run to be vented to atmosphere via external vent terminating 900mm minimum above any ventilated opening within 3 metres and fitted with ventilating cage cover. Drains under to be s.g.e or approved plastic all with flexible joints and laid on pea gravel to minimum falls of 1 in 40. Any drains passing under new building shall be encased with 150mm concrete and bridged through walls with 100 x 75 r.c. lintols. Full rodding access shall be provided to drains passing under buildings. Sinks, bath and wash hand basins to have 75mm deep seal anti-vac traps and connected to soil stack with variable boss branch at centre line or 200mm above or below w.c. branch connection. All sanitary pipework to BS 5572. Showers, sinks and baths to have 40mm dia upvc wastes. Wash hand basins to have 32mm dia upvc wastes. SVP passing thru' compartment floor to be fitted with intumescent collar or boxed in with 30min fire resistant construction. 100mm Rockwool insulation to be provide to boxed in soil pipes. Non return valves to be provided to stub stacks.

6. Foundations
Grade C25P concrete to BS 5328 strip foundations to comply with Building Regulations and to satisfaction of DBO. Any step in foundations to have minimum 300mm overlap and to be solidly united. Foundations minimum 750mm below ground level (1000mm in clay) and taken down to firm ground and to drain invert levels, to the invert of any existing cellars and manholes within 1 metre and below the level of the zone of influence of any root sytem. Foundations must not to encroach over adjacent boundries. Existing foundations to be exposed for inspection.

7. Cavity Walls
Cavity walls shall be 102mm matching facing brick with 100mm cavity filled with 100mm Rockwool cavity batts and inner wall of 100mm Thermalite 'Shield 2000' blockwork. U value = 0.30. Five stainless steel double tIG¢I+F§IõF§IáF¡IÑF"I2riangle ties per sq. metre and every 225 mm vertical centres up reveals. New brickwork bonded to existing using stainless wall plate connectors with saw cut between connectors and through facing brickwork with vertical dpc fitted into sawcut. All brickwork below DPC to be Class B Eng Brickwork or approved foundation blockwork. Weak mix concrete cavity fill to give min 225mm clear cavity from top of fill to dpc. Tray dpc's installed at abutments and over openings and flashings with stop ends, weep holes and plastic sleeves. Minimum 1000mm past point of level ground dpc's to be provided to heads, jambs and cills of all window and door opening. Fix Thermabate insulated cavity closers to cills and reveals. Inside of walls to be 12mm plaster & skim finish.

8. Air Grates
220 x150 nominal at 1800mm centres and 450mm at returns sleeved through cavity wall with tray dpc over or ventilation to give equivalent of 1500 sq mm per metre run.

9. Air Leakage
Infiltration of cold air to be limited by applying mastic seal to all - floor joists when bricked into wall, gaps between dry linings and masonary walls, vapour control layers, boxing to services. Draught strips to be fitted to windows, doors, roof lights and loft hatches. Air testing when applicable to be in accordance with ATTMA 'Measuring Air Permeability of Building Envelopes'.

10. Lintels
Lintels to have a minimum 150mm end bearing and exposed faces to be rendered with 15mm plaster and skim finish. Fit cavity tray dpc over, stop ends and weep vents at 1m c/c min. Existing lintels and beams to be exposed to enable the DBO to assess the suitability of carrying any additional loading. Naylor R6 lintels to int. blockwork wall openings up to 1metre span.

11. Stud Walls
Stud walls to be kiln dried 75 x 50mm framework with studs at 500mm centres and noggins at 1200mm centres. 75mm rockwool in voids and 12mm plasterboard skim to both sides. Double floor joists to be installed below all stud walls.

12. Floor Restraints
For joists parallel with support wall provide lateral straps at 1800 centres using 30 x 5mm galvanised staps fixed across 3 joists with noggins and packing to form solid bridge. Straps to be taken down blockwork minimum 600mm. Provide solid noggins or herringbone strutting at mid span position when joist span between 2.5 and 4.5m or 2 sets at one third span position when joists span over 4.5m. Fit double joists under all stud walls and also under all baths.

13. Roof Restraints
To prevent roof spread where ceiling joists run at right angles to rafters provide lateral support across 3 ceiling joists and at every third rafter using 30 x 5 galvanised straps, noggins and packings to form solid bridge. Provide Anchor ties also across 3 rafters at 1200mm centres along verge. Provide 97 x 22 triangulation, longitudinal and diagonal bracings to comply with BS 5268 Part 3. Fix 100 x 75 wall plates using 30 x 5 x 1000 long galvanised straps at 1800mm centres. Fix rafters to wall plate using truss clips or framing anchor. On hip roofs fit dragon ties to lower end of hip corners to prevent roof spread. All gable walls to be fitted with straps at ceiling and verge level.

14. Stairways
Pitch not to exceed 42° with risers all equal at 190mm and goings all equal at 230mm approx. Actual measurments to be checked on site prior to manufacture. Any tapered treads to have minimum 50mm going at newel and 22.5° equal angle at taper. Handrail and balustrade 900mm above pitch line, balustrade 900mm above landing, clear headroom not less than 2 metres measured vertically above pitch line. Any gaps between vertical balusters and risers to retain 100mm diameter shere. Fill voids under stairs with Rockwell plus a further 50mm Rockwell laid over and underdraw stairway with 12.5mm gyproc fireline board with plaster skim finish. Minimum sIG¢I+F§IõF§IáF¡IÑF"I2ize for stairway construction are to be, newel post 90mm x 90mm, haIG¢I+F§IõF§IáF¡IÑF"I2ndrail 54mm x 44mm, strings 230 x 32mm, treads 25mm, risers 9mm ext. ply. Newel posts to be glued and screwed or dowelled to string. Material Parana Pine or simular approved.

15. Fire Doors
Fire doors shall be 30 minute rated with 25mm rebates incorporating intumescent strips and shall not contain any glazing. Three steel hinges per door.

16. Glazing - Windows & Doors
Grade 'A' UPVC draft proofed windows fitted with Pilkington K low emissivity argon filled 16mm gap double glazing to acheive 1.8 w/m/sq. All windows to achieve1/20th floor area opening vents and 8000 sq.mm trickle vents to head of frames. Minimum 750 x 450mm opening vents with max 1100mm sill height for emgergency escape purposes. Laminated or glass toughened to BS6206 class C to be fitted in all windows with cill height below 800mm and all doors and attached windows up to 1500mm above finished floor level (except small panes not exceeding 0.5 sq. metres and 250mm wide).

17. Mechanical Ventilation
Fit 60 lt/sec extraction to kitchens or 30 lt/sec if proprietary cooker hood extractor.
Fit 30 lt/sec extraction to utility rooms with 15 minute over-run connected to light switch.
Fit 15 lt/sec extraction to en-suites, bathrooms & wc,s with 15 minute over-run connected to light switch.

18. Smoke Alarms
Provide mains operated self contained smoke alarms with battery back up to BS5839 to base and head of stairs. Smoke alarms to be interlinked and wired to dedicated circuit breaker at the distribution board and shall be positioned minimum 300mm away from walls and light fittings.

19. Services
The Contractor shall locate all services and protect as required after consultation with the relevant statutory service provider.

20. Gas
New boilers to be installed or replaced must be condensing boilers providing a Sedbok rating not less than 86% together with appropriate controls including room thermostat and also hot water and/or heating interlock. The heating system, the number and type and siting of radiators to be designed and specified by a qualified heating engineer. All radiators to have thermostatic valves and all primary circulation pipes and heating pipes to be insulated.

21. Electrical Works
All electrical work must meet the requirements of Part P (electrical safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council must be satisfied that Part P has been complied with. This will normally require that an appropriate BS7671 electrical installation certificate is issued for the work by a person competent to do so. The installation shall comply with the current edition of the I.E.E. Regulations. Switches and sockets shall be so located that they are easily reachable (i.e. 450mm min and 1200mm max from floor).

22. Low Energy Lamps
Internal installation of energy efficient lighting fittings which will only allow lamps having a luminous efficiency greater than 40 lumens per circuit-watt to be provided to (a) one per 24 sq m of dwelling floor area (b) one per four fixed lighting fittings. External lighting 150w max per fitting with auto sw. off daylight control or 40 lumens per circuit- watt low energy lamps/fittings.

Rev. No	Date	Details
A		

Project: PROPOSED NEW DETATCHED BUNGALOW TO LAND ADJACECT TO 19 ARDSLEY ROAD, WORSBROUGH DALE BARNSLEY, S70 2RJ

Client: MR & MRS GOODFELLOW

Tel No 07889 327920

G D DESIGNS
ARCHITECTRUAL & ENGINEERING DESIGN
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ROTHERHAM
S60 3BP
TELEPHONE: 07773 295526

Drawn by	Drawing No	Date	Scale
Geoff Dunn	21 AR	01/08/2008	1:50 & 1:100(A1)