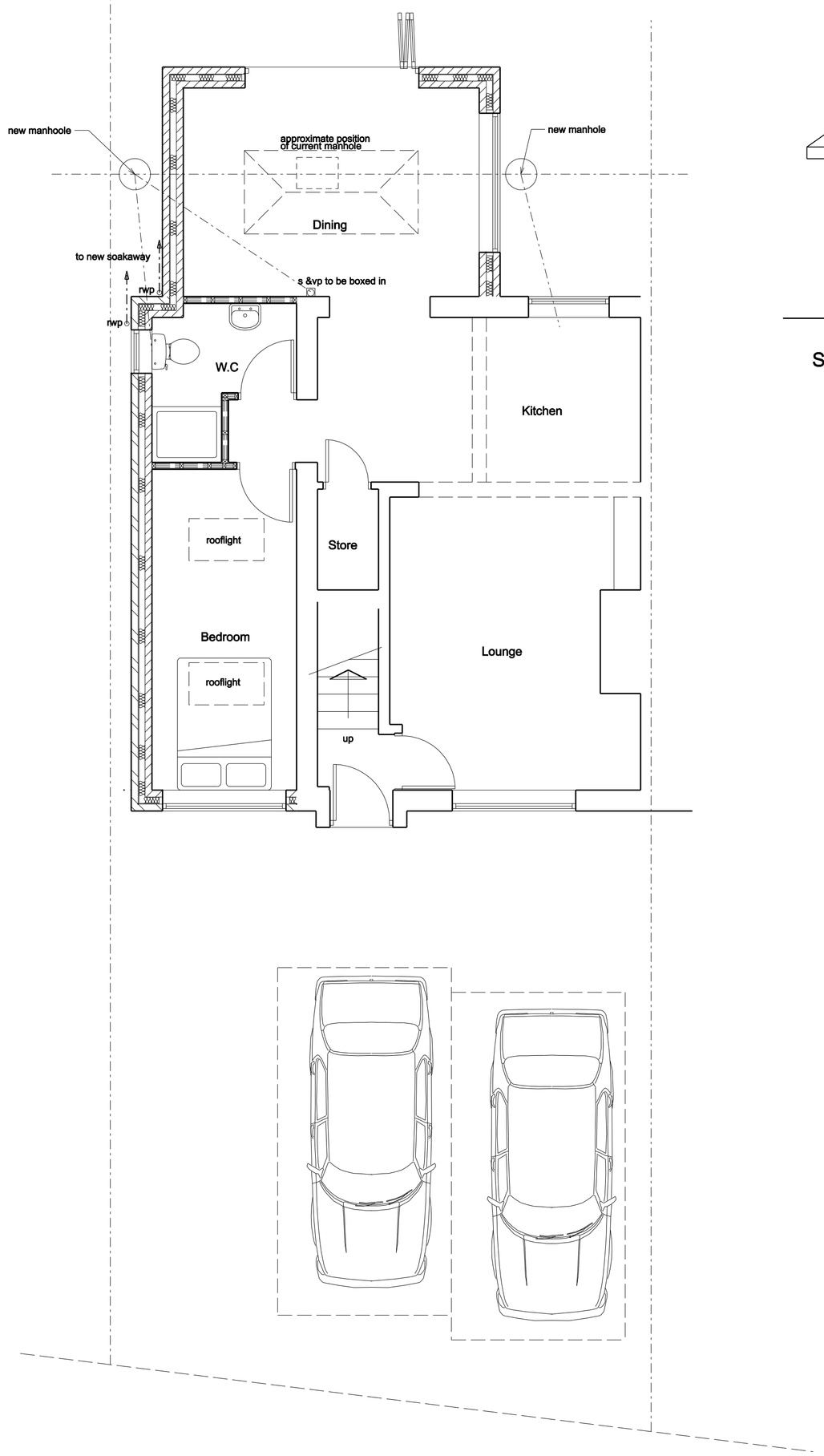
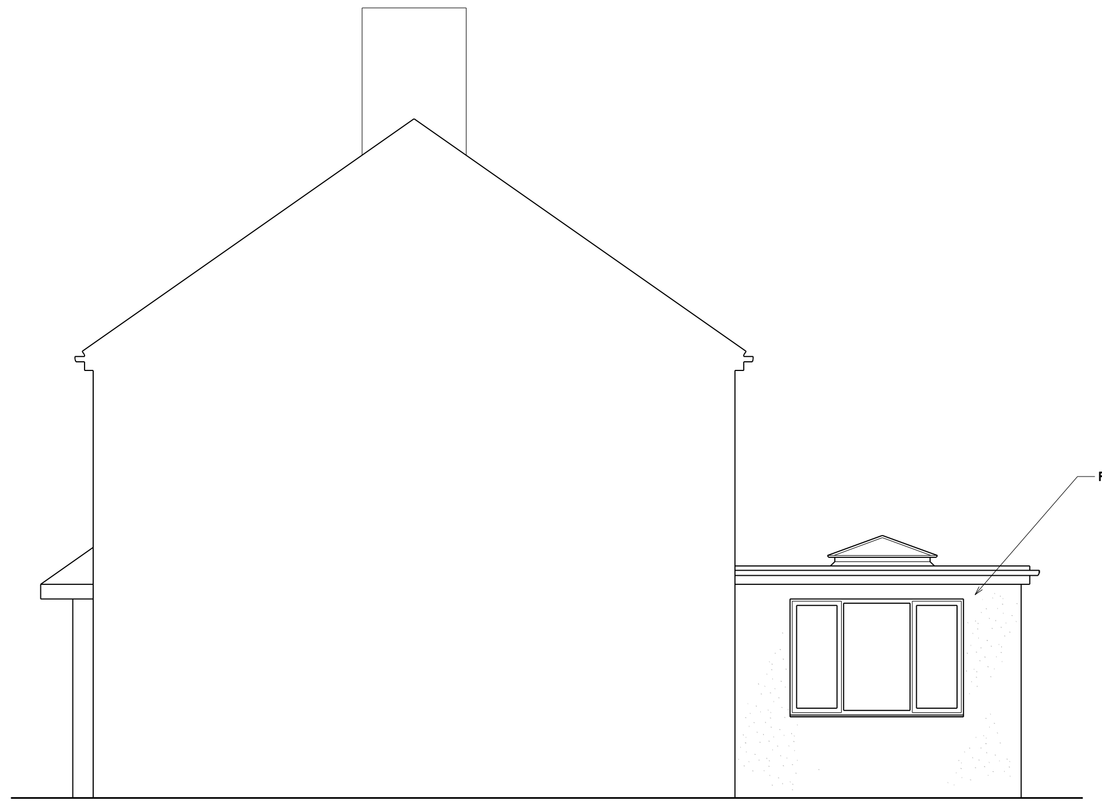


Propossed Ground Floor Plan



Side Elevation

Highways requirement
Two no. 5m x 2.5m off-street parking spaces to be provided These shall be surfaced in a solid bound material with adequate drainage to avoid the discharge of surface water from the site on to the highway.
The proposals should include a dropped kerb of appropriate width to accommodate vehicular access

General:
Galvanised steel restraint straps required to wallplate 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 Safet

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.

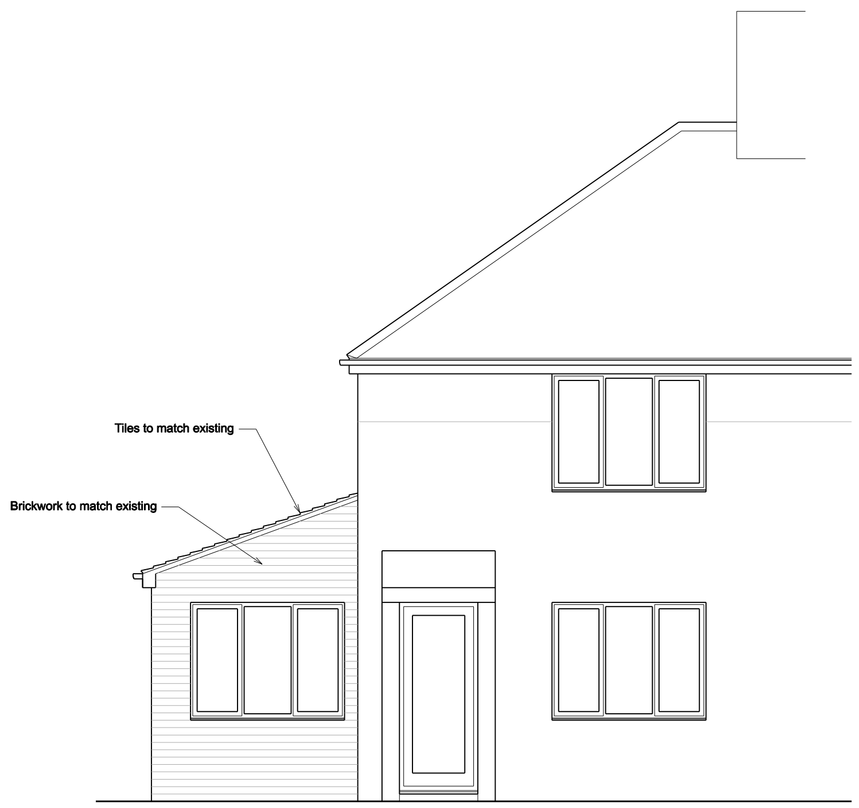
Calculations for new steel beams to be provided by Structural Engineer and submitted to Local Authority for approval. Beams to be clad with Fireline board to give min. 30min. fire protection. New beams to be seated on concrete padstones to Structural Engineers details

Lintels/ beams to have min 150mm end bearing.

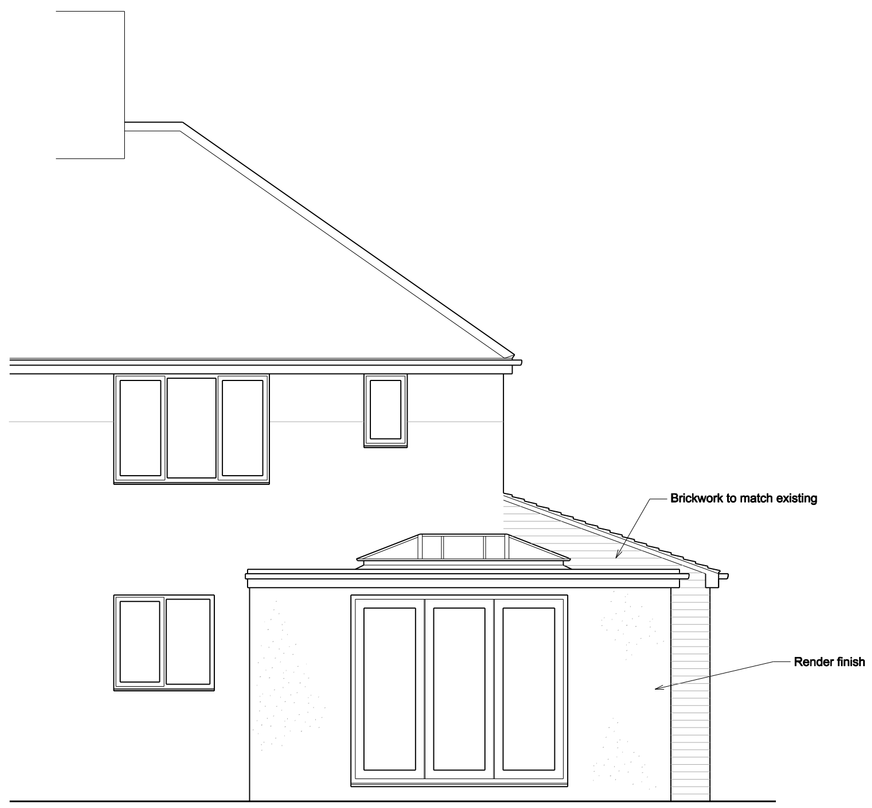
Smoke detectors to be mains operated and battery backup Hardwired smoke detectors to be fitted at all floor levels.
Thermostatic radiator valves and insulated pipework in un-heated spaces required to any new heating.

New windows to be PVCu double glazed with low-e glass and 16mm air gap to give average u-value of 1.6W/m2K.

Side Elevation



Front Elevation



Rear Elevation

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NOTES:
All dimensions must be checked on site and not scaled from this drawing.
CONTRACTORS PLEASE NOTE:
This drawing must be read in conjunction with any specifications/bills of quantities and related drawings.Any structural work must be carried out to the specification ond requirements of the Structural Engineer and any amendments must have his express prior written authority.
All structural work must be inspected at all relevant stages by the Structural Engineer and Local Building Inspector and comply with their requirements.
Any costs and claims for damages, loss of trade etc, incurred by failing to do so are the sole liability of the contractor.
Any discrepencies between drawings and specification, should be reported to the designer prior to any work commencing.

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.

New Foundations:
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.

Side extension External Walls:
100mm thick brickwork to match existing outer leaf to Local Authority Approval, 10mm clear cavity, 90mm thick Kingspan Kooltherm K106 wall insulation, 100mm thick blockwork inner leaf. Blocfwork to be 0.15W/m'k
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

Rear Extension External Walls:
25mm thick two coat render to Local Authority approval on 100mm thick blockwork outer leaf, 10mm clear cavity, 90mm thick Kingspan Kooltherm K106 wall insulation, 100mm thick blockwork inner leaf.
Construction to give min. 0.18W/m2 K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

Ground Floor:
20mm thick flooring grade chipboard on 175 x50mm C16 s/w timber joists at 400mm centres size to be confirmed by Engineer.
150mm thick insulation between joists.
Solid timber noggins at max. 1800mm cts.

Roof:
Roof tiles to match existing fixed to 38 x 25mm s/w battens to Manufacturers recommendations on Kingspan Nilvent breathable membrane on trussed rafters designed and manufactured by specialist. Details to be submitted before manufacture.100 x 75mm wallplate fixed to wall at 600mm centres.
100mm Rockwool insulation laid between joists.
200mm thick Rockwool 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.

Flat Roof:
Single ply membrane fixed to Manufacturers recommendations on 19mm thick exterior grade plywood on s/w timber fillets to give falls on 195x50mm s/w timber joists at 450 centres. 120mm thick Celotex XR4120 insulation between joists. Celotex PL4000 50 +12.5mm plasterboard and skim finish to underside. All to meet 0.15 W/m K

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.

A	23/06/2023	External finish ammended & parking spaces added
	Date	Revisions

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M & JH DESIGN
Architectural Services

Aldersyde
107 Barnsley Road
Wombwell
Barnsley
S73 8JH

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

Client
Mr & Mrs Hardman

Project
Proposed Alterations
11 Carrfield Lane
Bolton Upon Dearne
Rotherham
S63 8AQ

Title
Proposed Plan & Elevations

Scale 1:50	
Drawn by JRH	Date May 2023
Drawing No. 1328-02	Revision A