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General:

Central.
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 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.

Lintels:

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

External Walls:

100mm thick stonework to match existing outer leaf to Local Authority Approval, 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
Ground Floor:

25mm thick flooring grade chipboard on 150 x 50mm s/w

timber floor joists at 450mm centres, 100mm oversite concrete on 150mm thick well consolidated hardcore. 100mm thick insulation between joists supported on chicken wire

Rainwater Goods:
Rainwater goods to match existing.

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

Glazing:
Glazing within critical locations as defined in 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 BS 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.

Flat Roof:
Single ply membrane fixed to Manufacturers recommendations on 19mm thick exterior grade plywood on s/w timber filllets to give falls on 150 x 50mm s/w timber joists at 400mm centres. 100mm thick Kingspan insulation between joists. 50mm insulation below 12.5mm plasterboard and skim finish to underside
General:

A	Date	Revisions

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Client

Mr & Mrs J. Walker

Proposed Alterations

7 Moorbank View

Wombwell

Barnsley

S73 8SR

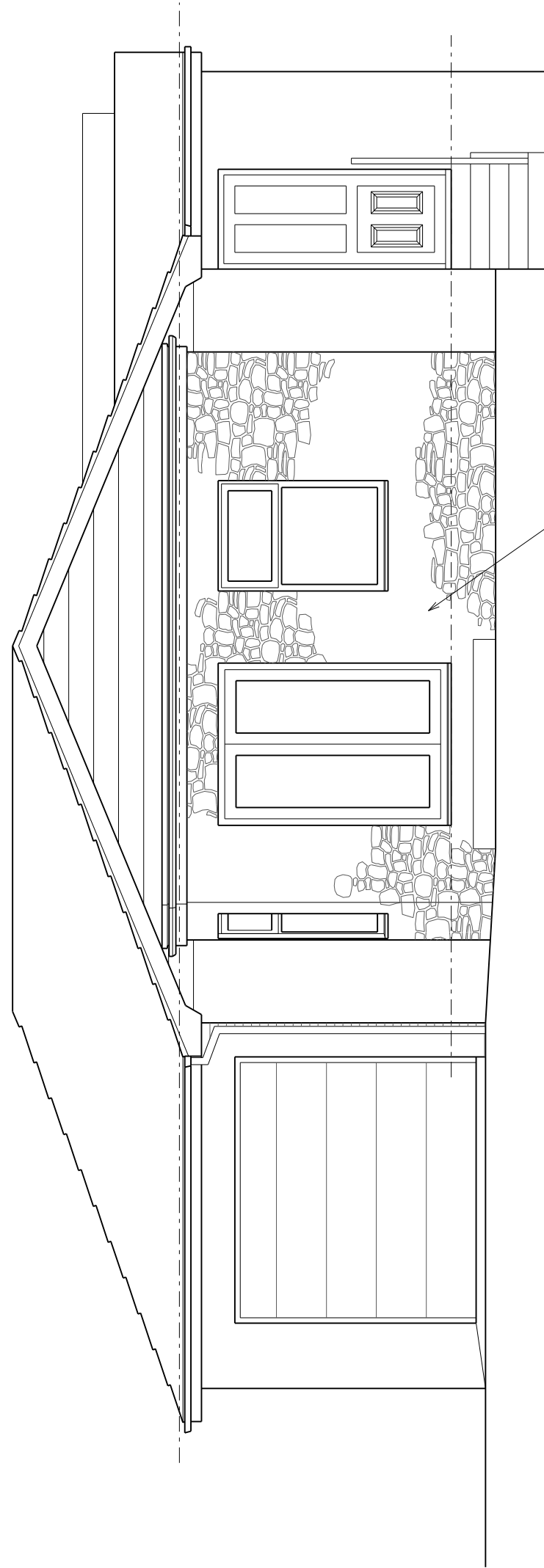
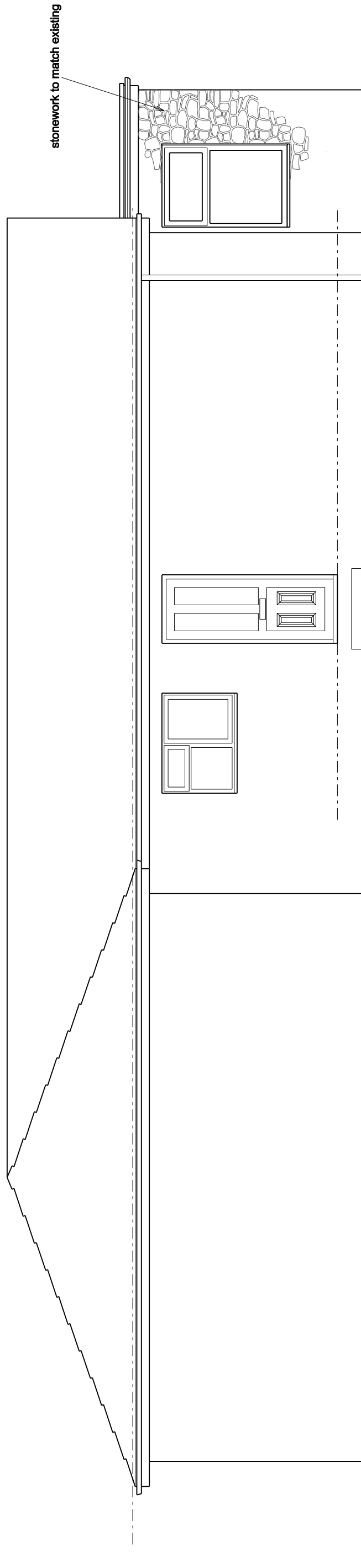
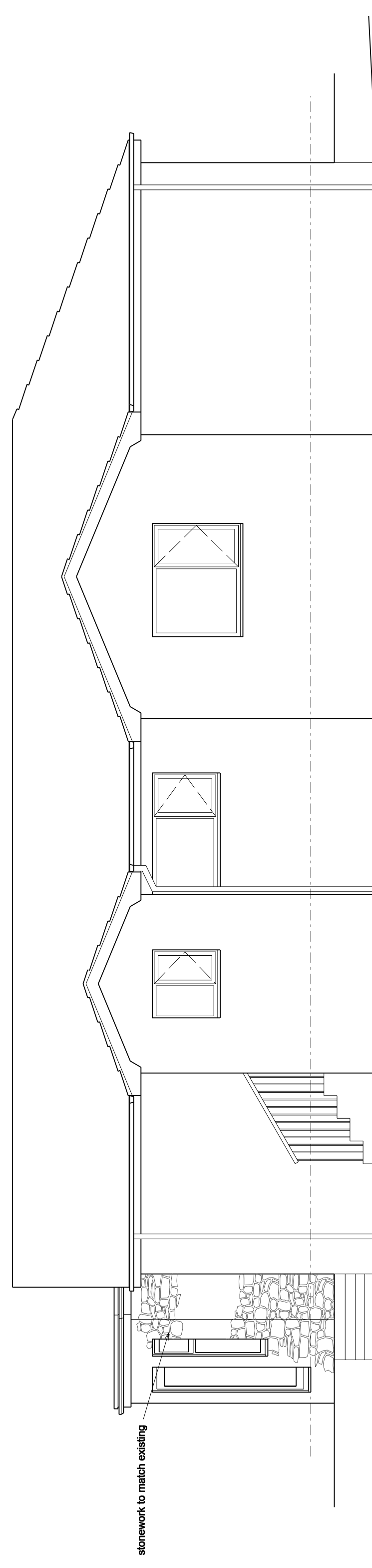
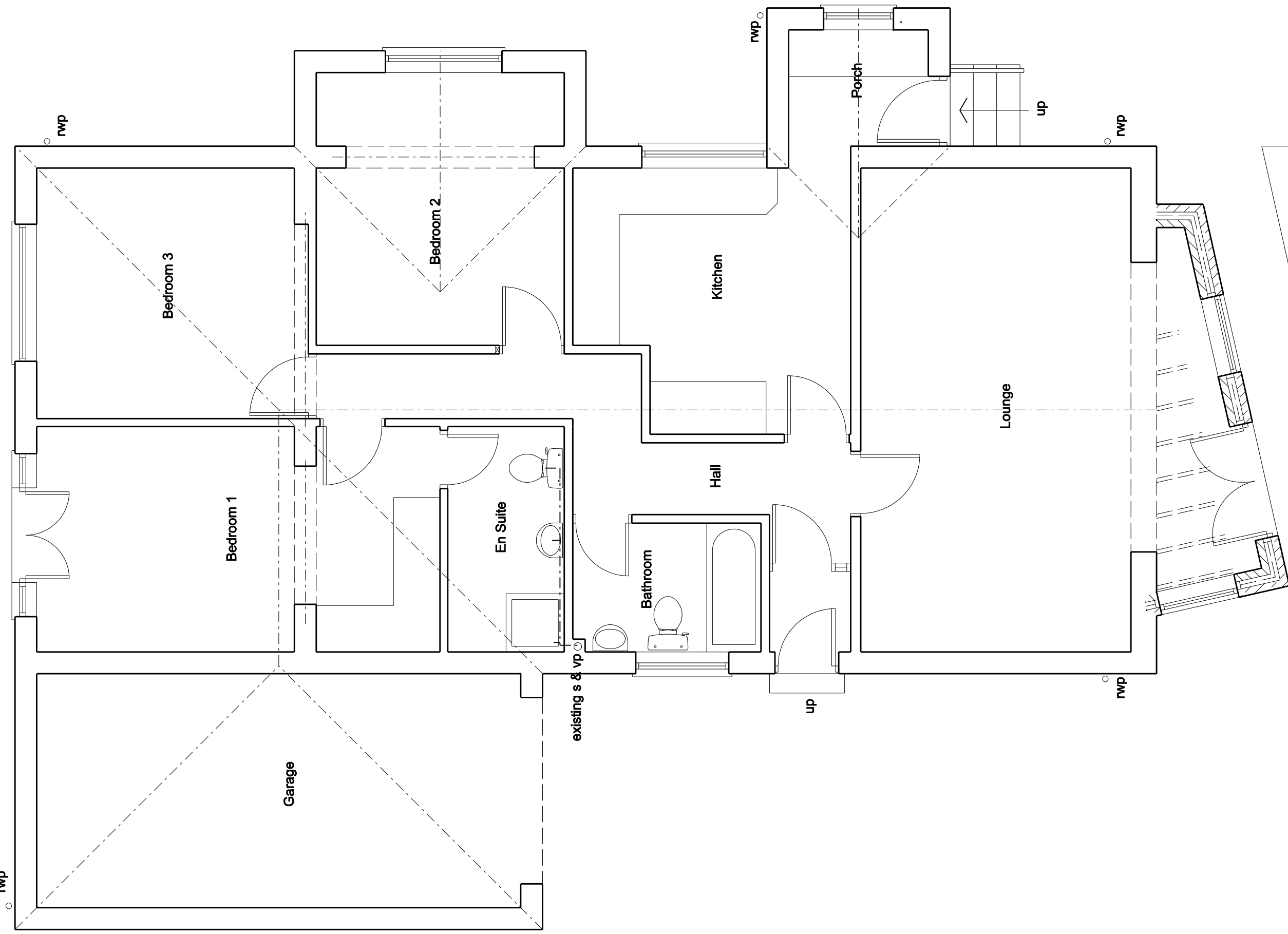
Title:

Proposed Plan and Elevations

Scale	1:50
Drawn by	MJH
Date	Mar 2019
Drawing No.	1179-02
Revision	

Drawn by	MJH	Date	Mar 2019
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Proposed Ground Floor Plan