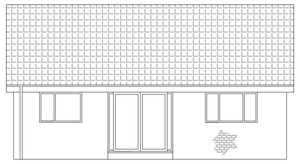
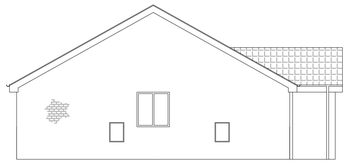


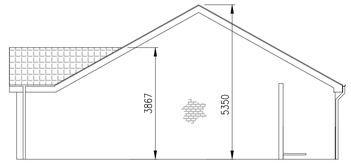
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



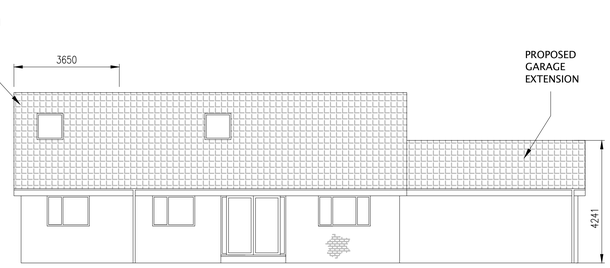
EXISTING EAST ELEVATION



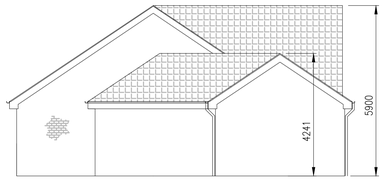
EXISTING WEST ELEVATION



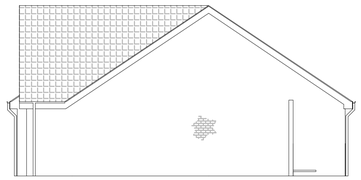
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

EXISTING ROOF PLAN

PROPOSED ROOF PLAN

NOTES

1. DO NOT SCALE, USE WRITTEN AND SITE DIMENSIONS ONLY.

2. ALL DIMENSIONS TO BE TAKEN ON SITE PRIOR TO MANUFACTURE OF ANY ELEMENT OR COMPONENT.

3. ALL WORKS TO BE IN ACCORDANCE WITH ALL CURRENT EDITIONS AND RELEVANT CLAUSES OF BUILDING REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE AND HSE DIRECTIVES EVEN IF UNSTATED.

4. ANY DISCREPANCIES TO BE NOTIFIED TO SUPERVISING OFFICER.

5. ALL PIPES, DRAINS, CABLE, DUCTS, SERVICES, ETC. TO BE ACCURATELY LOCATED ON SITE PRIOR TO ANY EXCAVATION, DEMOLITION OR DRILLING. MAKE GOOD TO ALL SURFACES AND FINISHES DISTURBED.

6. NEW FOUNDATIONS TO BE TO S.E DETAILS. ALL FOUNDATIONS TO BE IN ACCORDANCE WITH PART A APPROVED DOCUMENTS TO THE BUILDING REGULATIONS AND BS 8004 AND AGREED WITH THE BUILDING INSPECTOR ON SITE BEFORE COMMENCEMENT.

7. NEW EXTERNAL WALLS TO BE 292mm CAVITY CONSTRUCTION COMPRISING 102 BRICKWORK OUTER LEAF, 90mm CAVITY WITH Min. 60mm INSULATION, 100mm BLOCKWORK INNER LEAF. PROVIDE CELOTEX CW4060 FOIL FACED RIGID SLAB INSULATION HELD IN PLACE AGAINST BLOCKWORK WITH RETAINING CLIPS TO GIVE MIN. 0.28 W/m²K U VALUE. (NOTE: BLOCKWORK UNIT WEIGHT NOT TO EXCEED 20kg). CAVITIES TO BE CLEAN, CLEAR, CONTINUOUS, CLOSED AT EAVES AND FILLED WITH LEAN MIX CONCRETE BELOW GROUND LEVEL. DPC TO BE 150mm ABOVE EXTERNAL GROUND LEVEL THROUGHOUT.

8. ALL BLOCKWORK TO HAVE Min. COMPRESSIVE STRENGTH OF 7N/mm². HORIZONTAL CHASES IN WALLS NOT TO EXCEED 1/6 OF WALL THICKNESS, VERTICAL CHASES IN WALLS NOT TO EXCEED 1/3 OF WALL THICKNESS.

9. WALL TIES TO BE STAINLESS STEEL SAFETY TIES SET AT 750mm HORIZONTAL, 450mm VERTICAL CENTRES AND STAGGERED. AT OPENINGS 225mm VERTICAL CENTRES.

10. ALL EXTERNAL LINTELS TO WINDOWS AND DOORS TO BE INSULATED IG H/S 100 OR SIMILAR APPROVED, ALL LINTELS TO HAVE MIN. 150mm END BEARING. STEPPED DPC TO BE PROVIDED OVER ALL LINTELS TO GIVE CONTINUOUS CAVITY TRAY. PROVIDE CAVITY CLOSER BLOCK AND RUBEROID INSULATED DPC TYPE 1, COMBINED INSULATED DPC TO JAMBS AND CILLS OF ALL EXTERNAL WINDOW OPENINGS TO ACHIEVE MIN. 1.2W/m²K U VALUE.

11. ALL FLASHING TO BE LEAD CODE 5, COVER FLASHINGS TO BE WEDGED IN TO EXISTING WALLS WITH LEAD WEDGES AT 500mm C/C MAX.

12. CONRETE INTERLOCKING ROOF TILES ON 38x25mm TREATED S/W TILING BATTENS ON SARKING FELT TO BS 747.

13. THE CEILING LINE FOLLOWS THE PITCH OF THE ROOF (MIN. 15°) A MINIMUM OF 25mm AIR GAP OR EQUIVALENT MUST BE MAINTAINED AT EAVES AND A MINIMUM OF 5mm OR EQUIVALENT AT WALL ABUTMENT. A MINIMUM OF 50mm AIR GAP MUST BE MAINTAINED OVER INSULATION. SLOPING CEILINGS TO BE FOIL BACKED PLASTERBOARD AND SKIM. PROVIDE CELOTEX XR4000 150mm Thk RIGID INSULATION (OR SIMILAR APPROVED) BETWEEN RAFTERS AND CELOTEX PL4000 INSULATION BACKED PLASTERBOARD (15mm Thk INSULATION, 12.5mm PLASTERBOARD) TO UNDERSIDE OF RAFTERS TO ACHIEVE MIN 0.16 W/m²K. VAPOUR BARRIER TO BE POSITIONED ABOVE ALL INSULATION. WALL PLATE TO BE 100x80mm TREATED S/W SECURED TO TOP OF WALL USING 30x5x600mm LONG GALVANISED STEEL STRAPS SCREWED INTO WALL PLATE AND BUILT INTO WALL AT MAX. 800mm C/S. FASCIA AND SOFFIT TO BE UPVC TO MATCH EXISTING, PROVIDE CONTINUOUS INSECT SCREENED VENT ABOVE FASCIA OR WITHIN SOFFIT TO GIVE MIN 25mm CLEAR VENTILATION.

14. GROUND FLOOR – PROPOSED SUSPENDED TIMBER FLOOR – 22mm Thk P5 MOISTURE RESISTANT T & G CHIPBOARD FLOORING ON C16 STRENGTH CLASS JOISTS, 80mm WIDE x 235mm DEEP AT MAX 400 CENTRES. FLOOR TO BE INSULATED BETWEEN JOISTS WITH MIN. 125mm THICK CELOTEX FS000 SERIES SOLID INSULATION (OR SIMILAR APPROVED) TO ACHIEVE MIN. 0.22W/m²K U VALUE, INSTALLED TO MANUFACTURERS INSTRUCTIONS. CROSS FLOW VENTILATION TO UNDER FLOOR VOID TO BE PROVIDED BY INSTALLING AIR BRICKS AND TELESCOPIC UNDERFLOOR VENTILATORS IN OPPOSING MASONRY WALLS. VENTILATORS SHOULD BE SPACED AT MAX 2m CENTRES.

15. PROVIDE PVC–U GUTTERS ON GUTTER BRACKETS. ALL NEW GUTTERS TO BE HALF ROUND 125mm AND DISCHARGE INTO MIN. 75mm DIA. PVC–U RAINWATER PIPES. WHERE A RAINWATER PIPE DISCHARGES ONTO A LOWER LEVEL ROOF A PIPE SHOE SHOULD BE FITTED TO DIVERT WATER AWAY FROM THE BUILDING. THE SHOE SHOULD BE FITTED WITH A DISTRIBUTION PIPE TO ENSURE THAT THE FLOW WIDTH AT THE RECEIVING GUTTER IS SUFFICIENT SO THAT IT DOES NOT OVER TOP THE GUTTER. DESIGN FOR THE SIZE OF RAINWATER GOODS TO BE BASED UPON BS EN 12056. ALL NEW RAINWATER PIPES TO BE ON TRAPPED GULLIES WITH ACCESS FOR INSPECTION/CLEANING.

16. NEW BELOW GROUND DRAINS TO BE 100/150ø HEPWORTH PLASTIC OR SIMILAR BBA CERTIFIED APPROVED. DRAINS TO BE LAID AT MIN 1:40 FALL AND AT FALLS AND BEDDING TO MANUFACTURERS INSTRUCTIONS. NEW MANHOLES TO BE CONSTRUCTED FROM BBA CERTIFIED POLYPROPYLENE CHAMBERS INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS IF LESS THAN 1m DEEP. ANY NEW RAINWATER DRAINAGE TO GO TO EXISTING DRAINAGE SYSTEM, WHICH IS TO BE DETERMIND ON SITE IN PRESENCE OF BUILDING INSPECTOR TO PROVE SUITABILITY. ANY DRAINS BELOW BUILDING TO BE ENCASED IN CONCRETE. EXACT POSITION AND RUN OF NEW DRAINAGE TO BE DETERMINED ON SITE IN PRESENCE OF BUILDING INSPECTOR.

17. EXTENSION/MODIFICATIONS TO HEATING & ELECTRICAL SYSTEM TO BE SPECIALIST DESIGN AND MANUFACTURE.

18. ALL ELECTRICAL SOCKETS TO BE SET BETWEEN 450mm AND 1200mm FROM FLOOR LEVEL.

19. PROVIDE SMOKE DETECTORS MIN. 5m FROM KITCHEN DOORS, ALL INTERLINKED AND FED FROM SEPARATE SUPPLY ON THE DISTRIBUTION BOARD. SMOKE DETECTORS, SOUNDERS, EMERGENCY LIGHTING AND BREAK GLASS CALL POINTS LAYOUT, DESIGN AND INSTALLATION TO BE TO BE APPROVED BY LOCAL FIRE AUTHORITY ALONG WITH ANY FIRE EXIT SIGNAGE, AND FIRE EXTINGUISHERS. ELECTRICAL WORKS TO ACCORDANCE WITH PART P.

20. NEW WINDOWS TO BE DOUBLE GLAZED, HERMETICALLY SEALED. ALL DOORS AND WINDOWS TO BE TO SPECIALIST DESIGN AND MANUFACTURE. ANY GLAZING TO BS 6262 1982 AND BS 6206 AND PART N APPROVED DOCUMENTS TO THE BUILDING REGULATIONS. INTERNAL DOORS TO BE TO CLIENT'S SPECIFICATION. ALL DOORS TO HAVE MIN 1.5 PAIRS OF HINGES. WINDOWS TO BE FITTED WITH TRICKLE VENT TO GIVE MIN. 8000mm² SQ. BACKGROUND VENTILATION. U VALUE OF EXTERNAL WINDOWS TO BE MIN. 1.6 W/m²K, DOORS 1.8 W/M²K U VALUE.

21. ANY KITCHEN AREAS, UTILITY ROOMS AND EN–SUITES TO HAVE EXTRACT VENTILATION.

22. GAS SERVICE PIPES – CONTACT TRANSCO ON 0870 2430745 IF A GAS SERVICE PIPE NEEDS TO BE MOVED. IF A GAS MAIN IS AFFECTED RING 01904 754291 TO ARRANGE A SITE VISIT.

Rev	Drawn	Approved	Date	Description

PLANNING / BUILDING REGS

Client
Mr TAYLOR

Designed		Date	Checked	Date
	LB APR 20			
Drawn		Date	Approved	Date
LB				
Original Scale			Original Size	
1:50 / 1:20			A0	

Drg. Title
23 LUNGANO GROVE
DARFIELD
BARNSLEY
S73 9RG

Drg. No.	Rev.	Sheet No.
001	-	