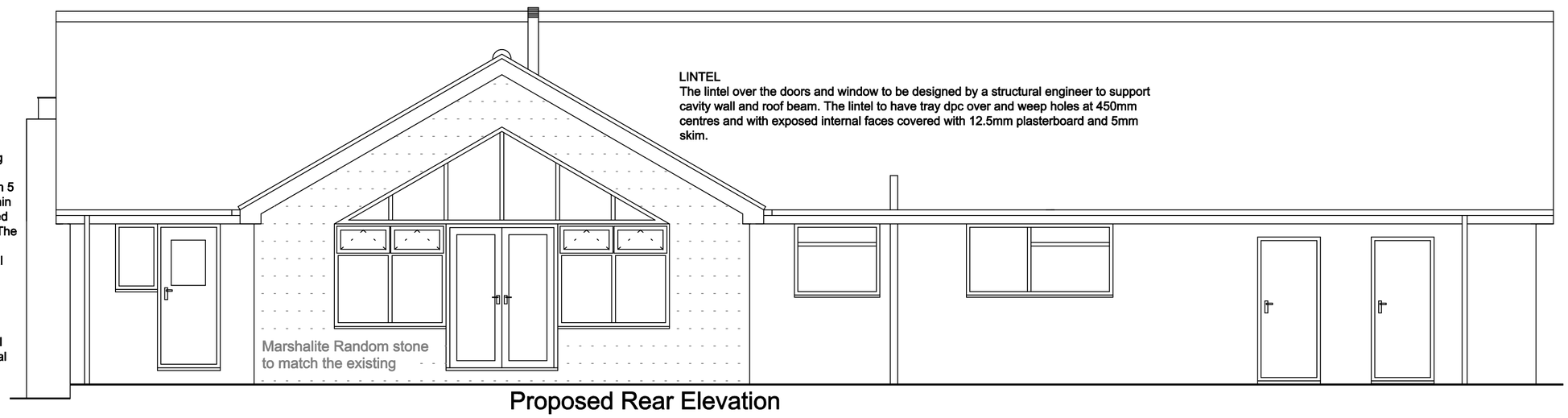
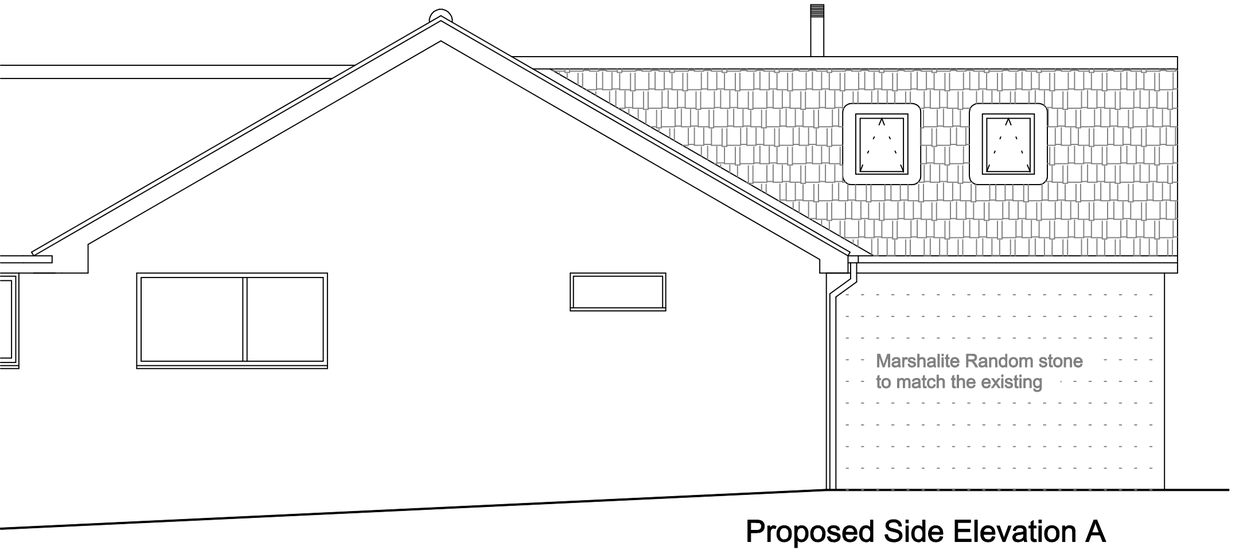
WINDOWS & VENTILATION
The windows and doors are to be White Upvc to match existing and be triple glazed with a U value of 1.1 and draught stripped with trickle ventilation of 8000mm2 and opening lights minimum 5 % floor area of the room. Glazing to doors and side panels within 1500mm and windows within 800mm of the floor must laminated or toughened safety glass and marked according to BS 6206. The velux rooflights are to have a U value of 1.4. Mechanical ventilation provided to kitchen of 60L/sec ducted to the external air.

ELECTRICAL
The electrical contractor must be registered under the "Competent person scheme" and will be required to provide full certification for design, inspection and testing of all the electrical work carried out on this project.

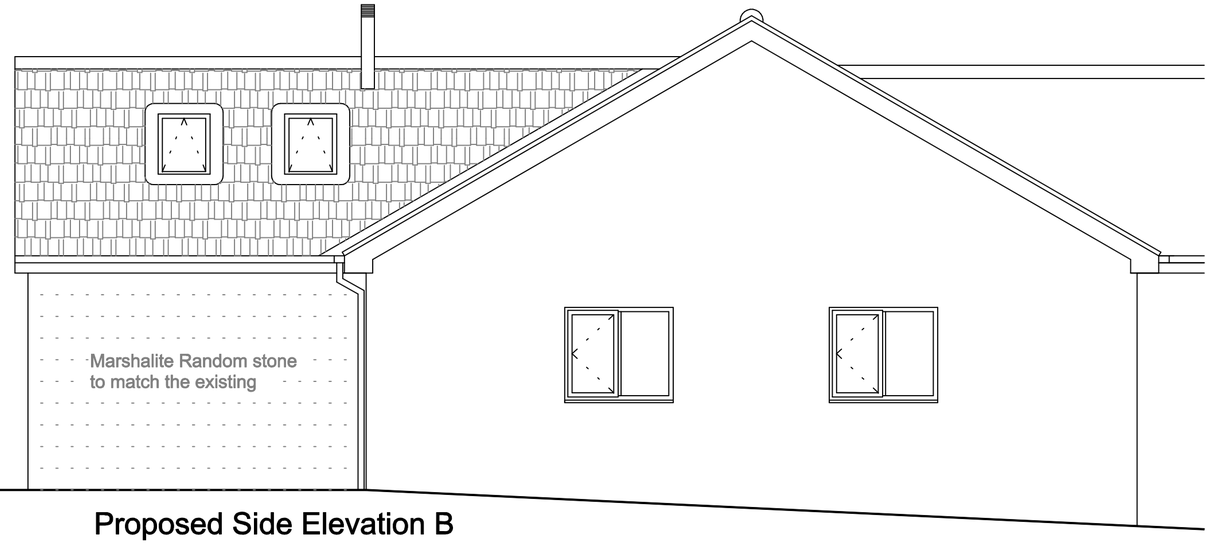


LINTEL
The lintel over the doors and window to be designed by a structural engineer to support cavity wall and roof beam. The lintel to have tray dpc over and weep holes at 450mm centres and with exposed internal faces covered with 12.5mm plasterboard and 5mm skim.

Proposed Rear Elevation



Proposed Side Elevation A



Proposed Side Elevation B

EXTERNAL WALLS
To be cavity wall construction with external leaf of random Marshallite artificial stone to match existing, 100mm cavity with 50mm Kingspan kooltherm K8 insulation wall batts and internal leaf of 100mm Thermalite shield blocks. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with 12.5mm plasterboard on dabs or 15mm two coat gypsum plaster. The blockwork and brickwork to be either block bonded or tied using Furfix stainless steel ties to the existing, with the cavities made continuouswith existing. The dpc is to be 150mm above the adjacent finished ground level and linked with the existing, cavities closed with Thermabate or similar approved cavity closer.

PROPOSED ROOF
The roof tiles are to match the existing on 25mm x 38mm softwood treated battens on Tyvec or similar approved breathable felt on 47mm x 150mm C24 rafters at 400mm centres with 100mm Kingspan Kooltherm K7 insulation fixed between rafters leaving a minimum 50mm clear air space over the insulation and underdrawn with another 50mm of Kingspan Kooltherm K7 and 12.5mm plasterboard and skim. The ridge beam is to be steel to the structural engineers design. The rafter feet are to be secured to a 65mm x 100mm timber wallplate at eaves level with truss clips and the wallplate is to be secured down to the walls with 38mm x 5mm steel straps at 1.2m centres.

GENERAL
These Plans are to be used for Planning and Building Regulations purposes only.
The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations.
The contractor is to be responsible for checking and verifying all levels and dimensions on site and for submitting the relevant notices at the appropriate stages to the local authority for inspection of work.
The contractor to verify with the client the position and number of, socket outlets, switches, lighting points, radiators and similar fitting before commencement of work on site.

Heating & Hot Water
The existing heating and hot water system are to be checked, servised and extended by qualified Gas Safe engineer and certified on completion. All new radiators are to be fitted with thermosatic valves and all pipes in unheated areas are to be insulated to the currant standards.

LOG BURNER
The freestanding log burner to be stood on a noncombustable hearth and have a suitable twinwall flue to manufacturers specifications.

Drawing No. 2DEGM/12/03

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Address	2 Delph Edge Green Moor Barnsley
Project	Proposed Elevations
Scale	1 : 50 Date March 2012

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