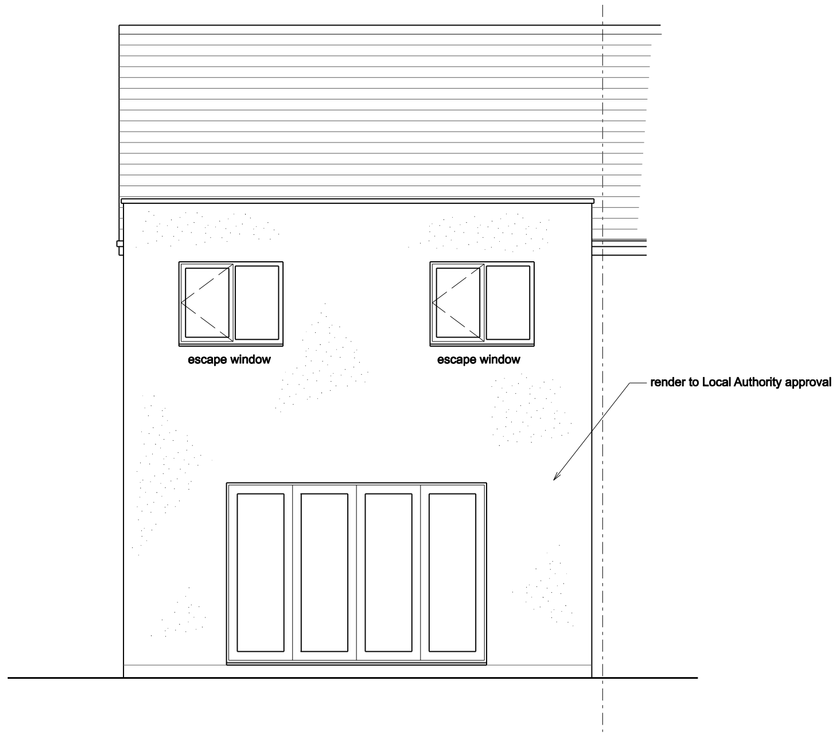
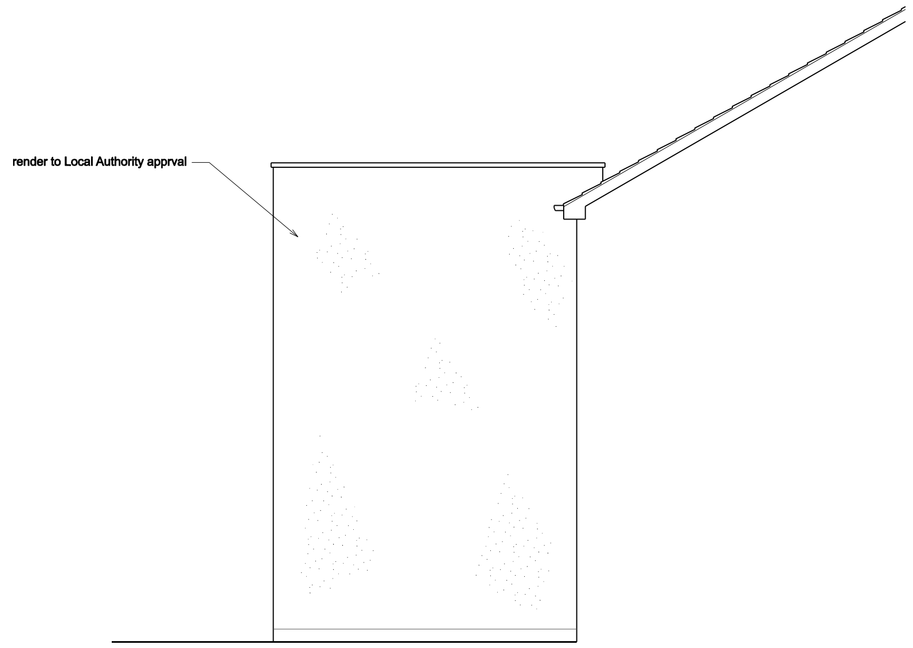
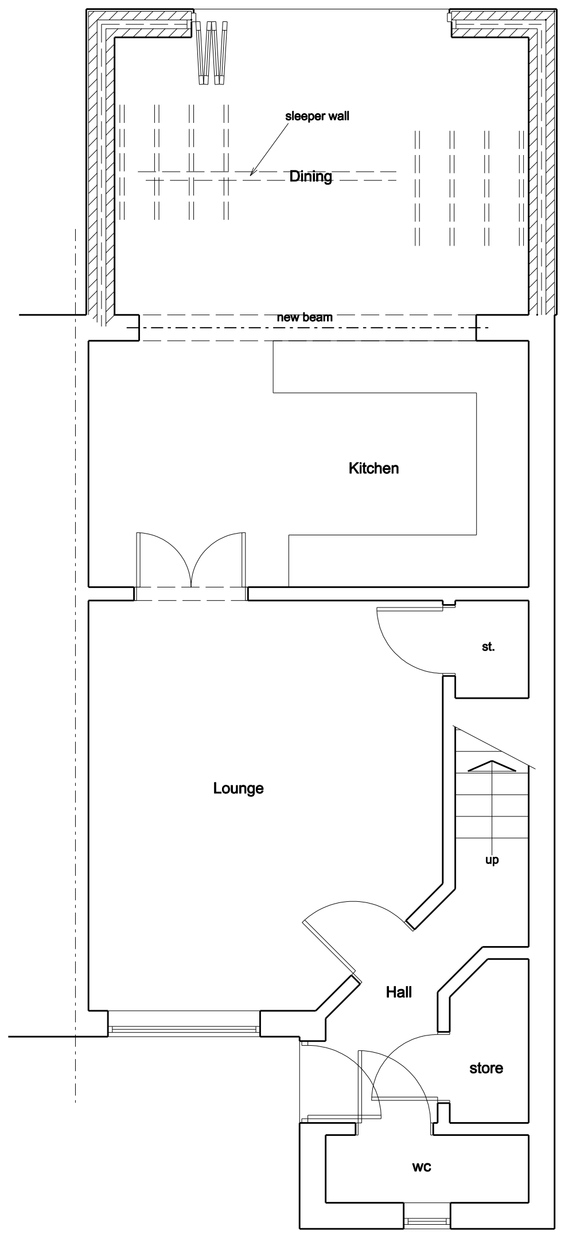


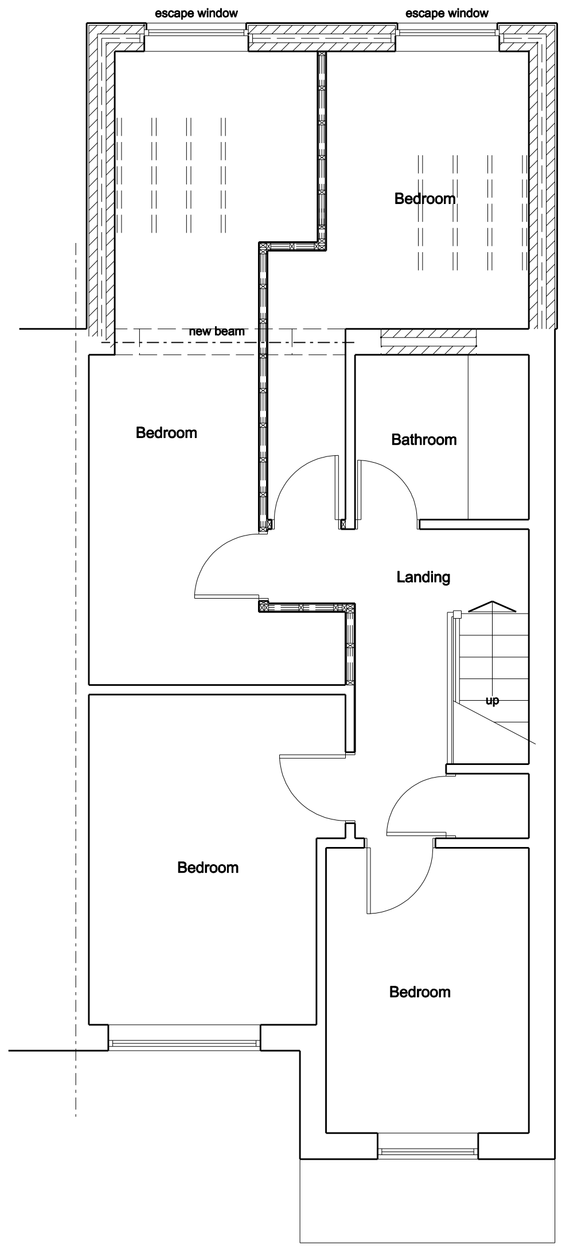
Rear Elevation



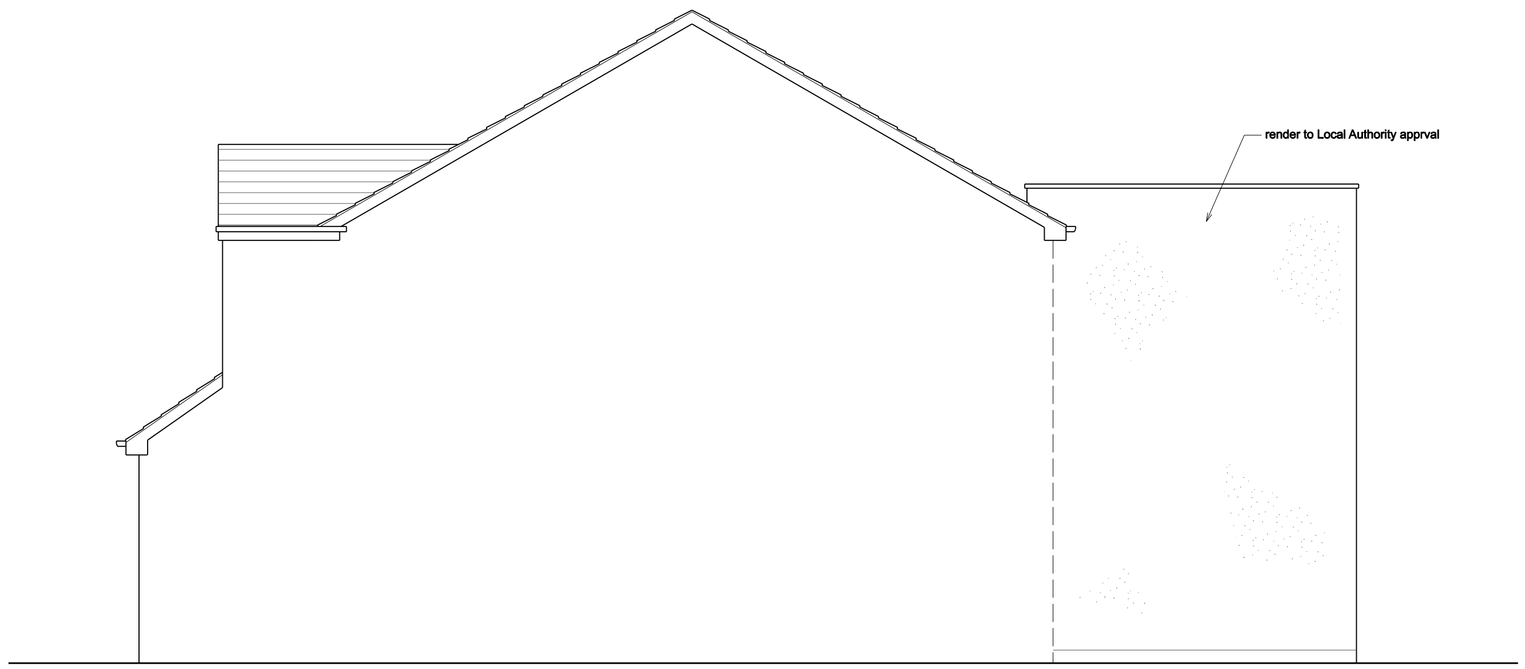
Side Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

COPYRIGHT: This drawing and design and all the information contained therein is the sole copyright of M & J H Design and reproduction in any form is forbidden unless permission is obtained in writing.
NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Notes:
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.

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.

External Walls:
25mm thick two coat render to match existing on 100mm thick blockwork outer leaf, 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:
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. Ventilation to existing floor to be maintained

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.

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.

Internal Walls:
Internal walls at ground floor to be 75 x 50mm s/w timber studding with 9.5mm thick plasterboard both sides and min 50mm Rockwool fibreglass insulation between studs.

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. Celotex XR4120 between joists, 40 + 12.5mm Celotex PL4000 fixed below joists.
Ventilated cavity above insulation. RAV-FL ventilator or equal approved used adjacent wall abutment.
12.5mm plasterboard and skim finish to underside

General:
Lintels/ beams to have min 150mm end bearing.
New windows to be PVCu double glazed with low-e glass and 16mm air gap to give average u-value of 1.6W/m2K.
Code 4 lead tray dpc to abutment.
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.
Strutting to mid-span of floor joists.
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 12mm air gap to give average u-value of 1.6W/m2K.

A		
	Date	Revisions

© Copyright

M + JH Design
Architectural Services
53 Bartholomew Street
Wombwell
Barnsley
S73 8LB
Tel: 07887548711 07790723359
e-mail: enquiries.mjhdesign@gmail.com

Client
Mr G. Bassinder

Project
Proposed Alterations
10 Woodside View
Bolton-upon-Dearne
Rotherham
S63 8GZ

Title
Proposed Plans and Elevations

Scale 1:50	
Drawn by JRH	Date Feb 2022
Drawing No. 1290-02	Revision