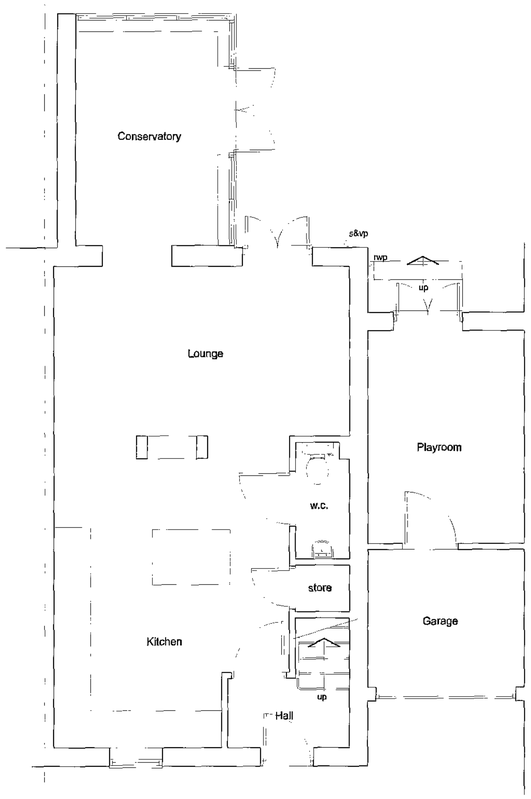
Notes:
All dimensions must be checked on site and not scaled from this drawing.



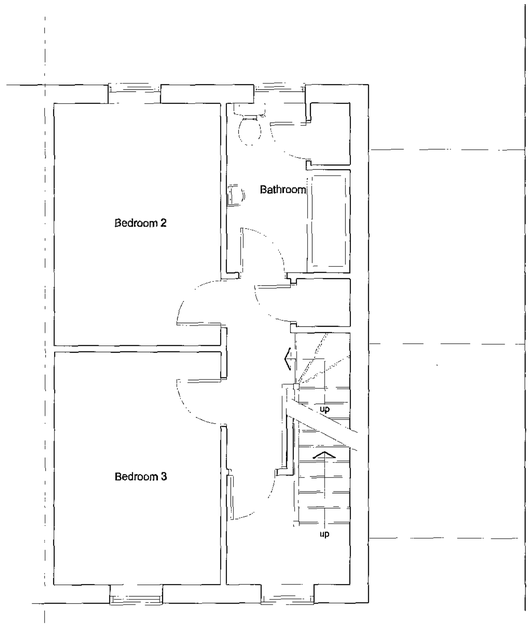
Front Elevation



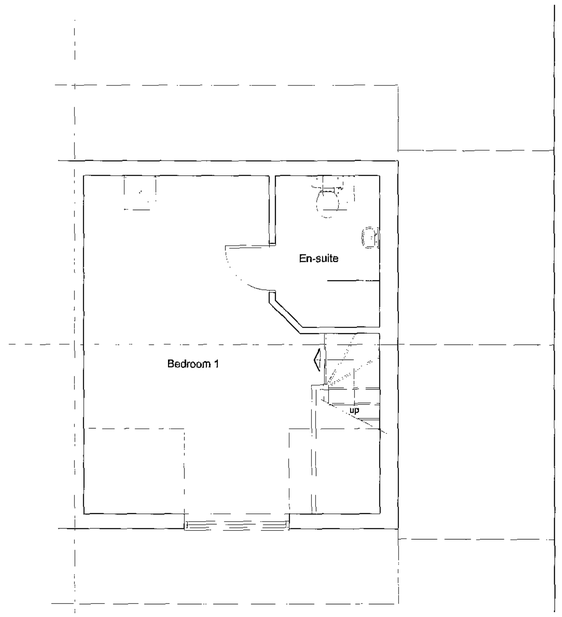
Rear Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

Client
Mr & Mrs A Dye

Job Title
Proposed Alterations
11 Manor Way
Bolton upon Dearne
Barnsley

Drawing Title
Existing Plan and Elevations

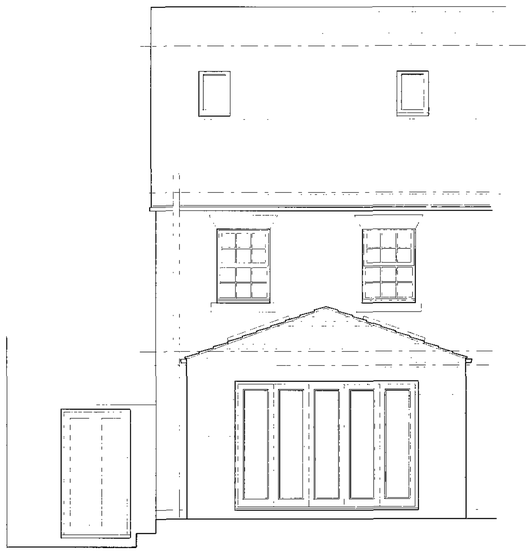
Scale 1:50

Date Mar 2011

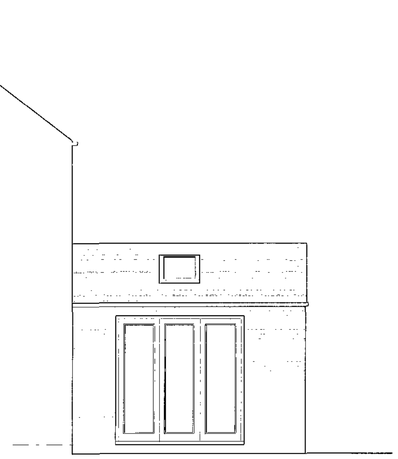
Drawn by MJH

Drawing No. 835-01

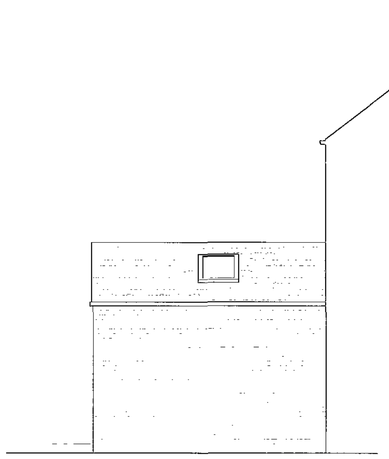
Rev.



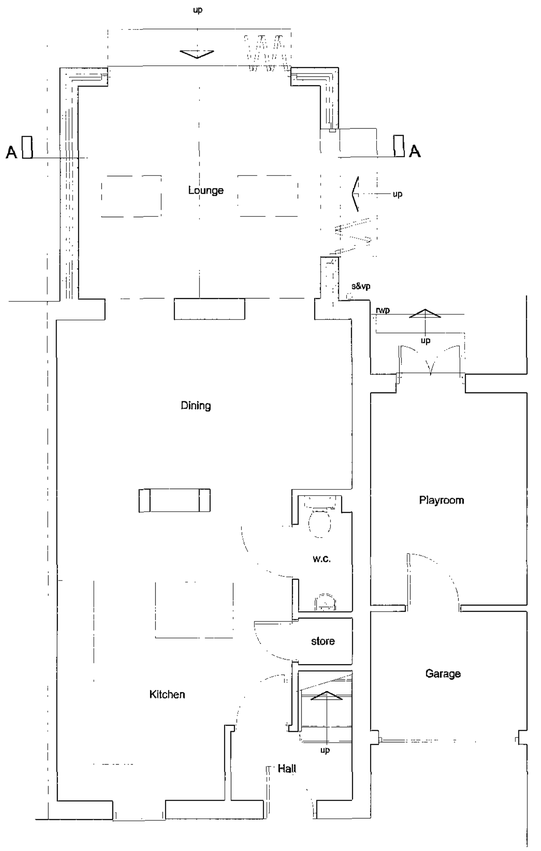
Proposed Rear Elevation



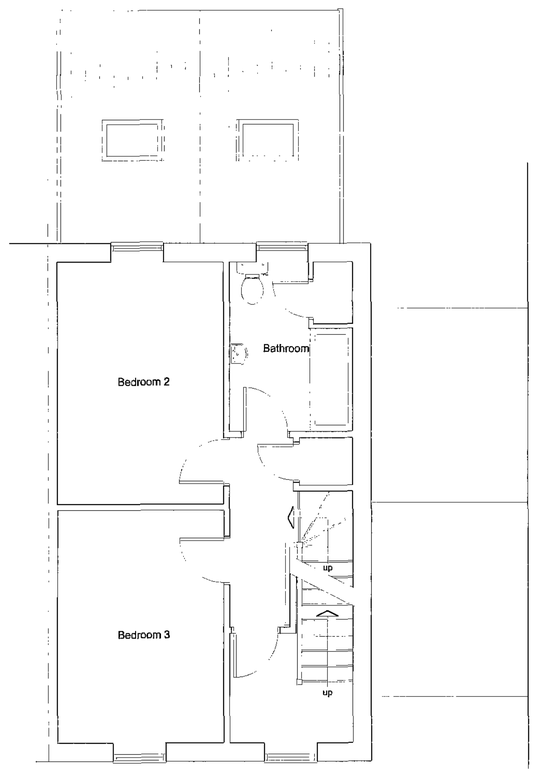
Proposed Side Elevation



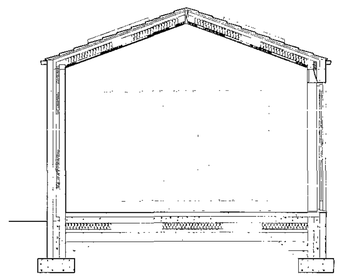
Proposed Side Elevation



Ground Floor Plan



First Floor Plan



Section A - A

Notes:
All dimensions must be checked on site and not scaled from this drawing.

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.

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.

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

Glazing:
Glazing within critical locations as defined in Part N 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 B.S. 6206 and suitably Kite Marked.

External Walls:
100mm thick brickwork 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. 0.30W/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
75mm thick sand/cement screed on 100mm thick concrete slab on Visqueen 1200g Membrane on 100mm thick Celotex GA3000 Insulation on 50mm thick sand blinding on 150mm thick well consolidated hardcore.

Roof:
Interlocking tiles to match existing fixed to 38 x 25mm s/w battens to Manufacturers recommendations on reinforced bitumen felt underlay on 150 x 50mm timber rafters at 450mm centres.100 x 75mm wallplate fixed to wall at 600mm centres. 25mm soffit ventilation and continuous ridge vent to provide adequate cross ventilation. 90mm Kingspan Insulation fixed between joists.
25mm thick Kingspan Insulation fixed under joists, 12.5mm plasterboard
Min. 50mm clear air space required above insulation.
Velux rooflights or equal approved fitted to Manufacturers details and recommendations.

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.

Rainwater Goods:
Rainwater goods to match existing.

General:
Lintels/ beams to have min 150mm end bearing.
Surface water from new extension to go to soakaway.
Wall ties to new external walls to be stainless steel positioned at 450mm centres vertically and 750mm horizontally and at every block course at reveals
All heating to be carried out by Gas Safe registered person.
All electrical work to be carried out by a competent person under Approved Document Part P.
Flyscreen required to soffit ventilation.
New lintels to be insulated, by Catnic or equal approved.
D.P.M. to be 1200 gauge Visqueen,to run continuously to outer leaf, lapped and taped at all joints with a tray provided where passing through wall.
Gutters to be 110mm and downpipes to be 65mm.
Thermostatic radiator valves and insulated pipework in un-heated spaces required to any new heating.
Thermabate or equal approved insulated cavity closers to new window and door openings.
All heating work to be carried out by Gas Safe registered person.
New doors to be PVCu double glazed with low-e glass and 12mm air gap to give average u-value of 1.8W/m2K.

A

Client
Mr & Mrs A Dye

Job Title
Proposed Alterations
11 Manor Way
Bolton upon Dearne
Barnsley

Drawing Title
Proposed Plan, Elevations and Section A - A

Scale 1:50

Date Mar 2011 Drawn by MJH

Drawing No. 835-02 Rev.