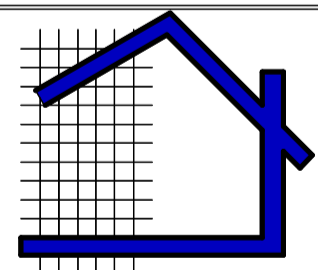


General notes

- 1 This drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent.
- 2 All dimensions and levels to be checked and verified on site. Any discrepancies to be reported to this office before work commences.
- 3 Details of ground floor construction and foundations are indicative only and are subject to ground conditions and levels.
- 4 The project to which this drawing applies should, if applicable, be undertaken in full compliance with the C.D.M. Regulations (2015), and under the control of a Client appointed C.D.M Co-ordinator and the Client must ensure that they are fully aware of their responsibilities within the C.D.M. Regulations (2015)
- 5 Any work that is carried out adjacent to any existing 'Party Walls and Boundary Party Walls' the client is to ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all the legal requirements of that act are to be discharged prior to commencement of any work.
- 6 NOTE:
Any works that are subject to Building Regulation Approval must not be commenced prior to approval being granted.
Any works that are commenced prior to approval will be the sole responsibility of the Client / Contractor

PROPOSED ELEVATIONS & SECTIONS

REVISION	DATE	DESCRIPTION
PROJECT: PROPOSED EXTENSIONS		
ADDRESS: 26, COMMON ROAD, THURNSCOE, BARNSELY, S63.0SE.		
CLIENT: MR. & MRS. ROY		
DRAWING No.: 2024-60-3		 JOHN KNOWLES ARCHITECTURAL DESIGN
DATE MAY 2024		
SCALE: 1:50 & 1:100 @ A1		

Deancroft, Chestnut Court,
Thrybergh,
Rotherham, S65. 4RA.
Telephone: 07966 394425
e-mail johnknowles-ad@outlook.com



FRONT ELEVATION

All new windows to first floor of dwelling are to have opening lights with unobstructed openable areas of 0.33m² and minimum 450mm x 750mm for escape purposes. Bottom of openable area is not to exceed 1100mm from floor level and windows are to comply with Part B of current Building Regulations and to satisfaction of District Building Surveyor.

Gutter and rainwater pipes to be U.P.V.C.
Gutter to be 125mm f.
Downpipes to be 75mm f.

Dragon ties to all hips.

Roof Tiles and Facing Bricks are to match existing and samples are to be submitted and approved by Planning Officer prior to commencement

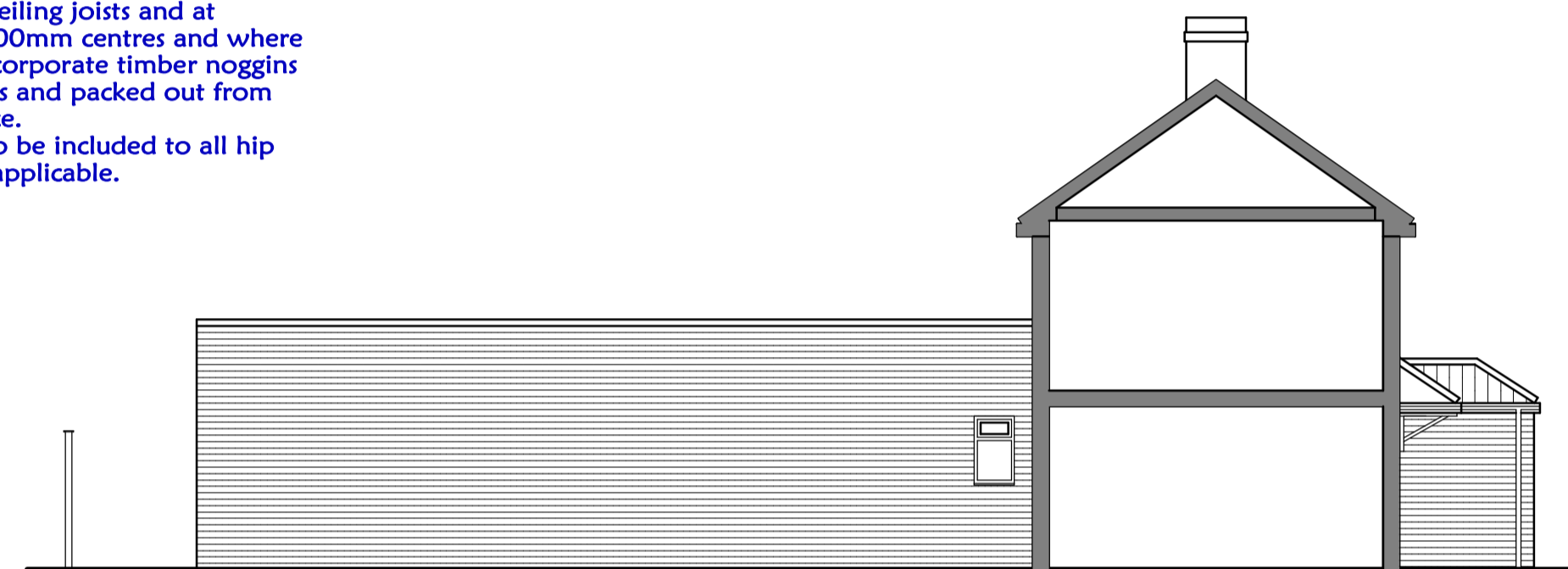
225mm x 150mm air grates with cavity liners and tray d.p.c.'s at 1800mm centres and 450mm from corners to ventilate timber ground floor.



REAR ELEVATION

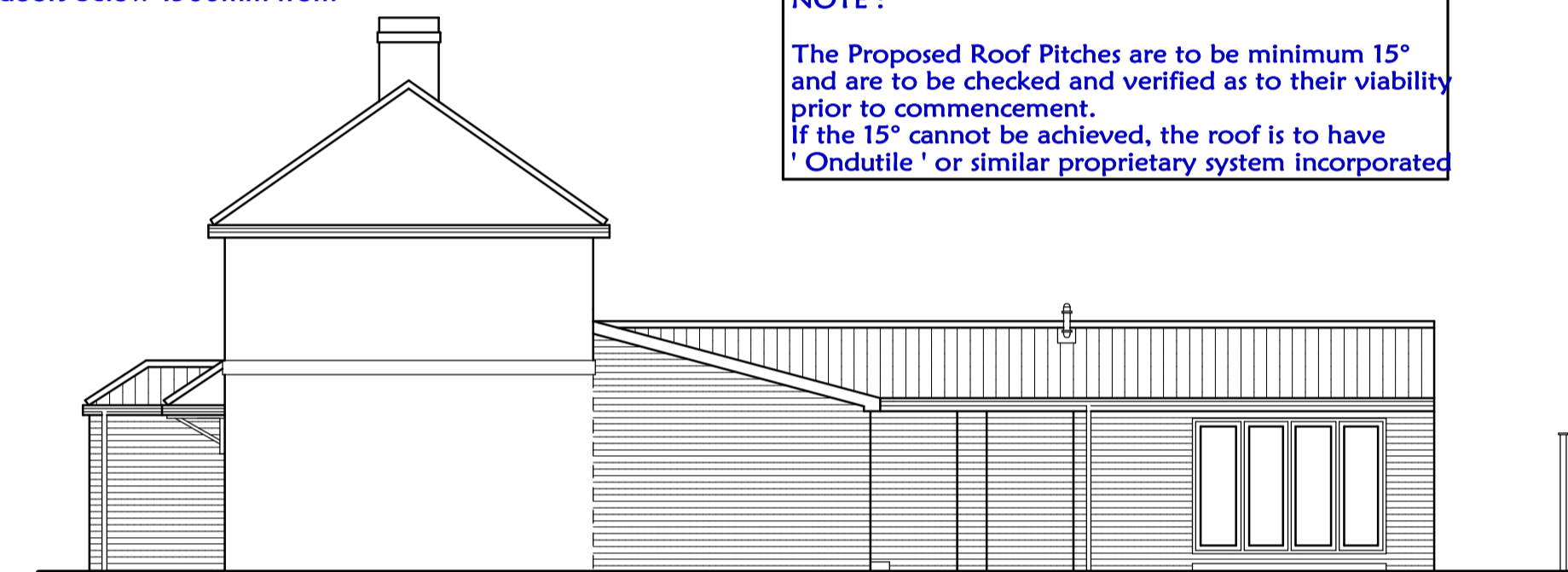
WINDOWS
All windows to be double glazed sealed units with a 16mm air gap and "K" glass by Pilkington or similar approved "soft" low-E coating to the inner pane to give a U value of 1.4W/m²K and doors to be 1.4 W/m²K and to have opening lights to equal 1/20th floor area and incorporate trickle vents with minimum area 8000mm² to habitable rooms, 4000mm² to other rooms.
All glazing to windows to be in accordance with Part L Building Regulations; i.e., to be toughened/ annealed glazing to any windows with sills below 800mm from floor level and to glazed panels in doors, adjoining side screens and any windows within 300mm of doors below 1500mm from floor level.

NOTE :
The Proposed Roof Pitches are to be minimum 15° and are to be checked and verified as to their viability prior to commencement.
If the 15° cannot be achieved, the roof is to have ' Ondutile ' or similar proprietary system incorporated



SIDE ELEVATION (SECTIONAL)

TIES
Galvanised lateral restraint straps to be fixed at first floor level; roof level and up roof slopes to span 3no. rafters/ceiling joists and at maximum 1800mm centres and where applicable incorporate timber noggins between joists and packed out from brickwork face.
Dragon ties to be included to all hip roofs where applicable.



SIDE ELEVATION

ROOF CONSTRUCTION
To have a minimum 'U' value of 0.15 W/m²K and minimum pitch of 15°
Concrete interlocking roof tiles on 50mm x 25mm tile battens with 1no. layer "Tyvek" Breathable heavy duty felt or similar approved onto 170mm x 50mm rafters on 170mm x 50mm C24 ceiling joists at 400mm centres. 100mm x 50mm vertical tie member.
150mm fibreglass insulation to be laid between ceiling joists with 150mm laid on top in opposite direction.
Ceilings to be 9mm plasterboard and skim.
Every third joist / rafter to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long.
All roof timbers to be vacuum pressure impregnated with preservative.

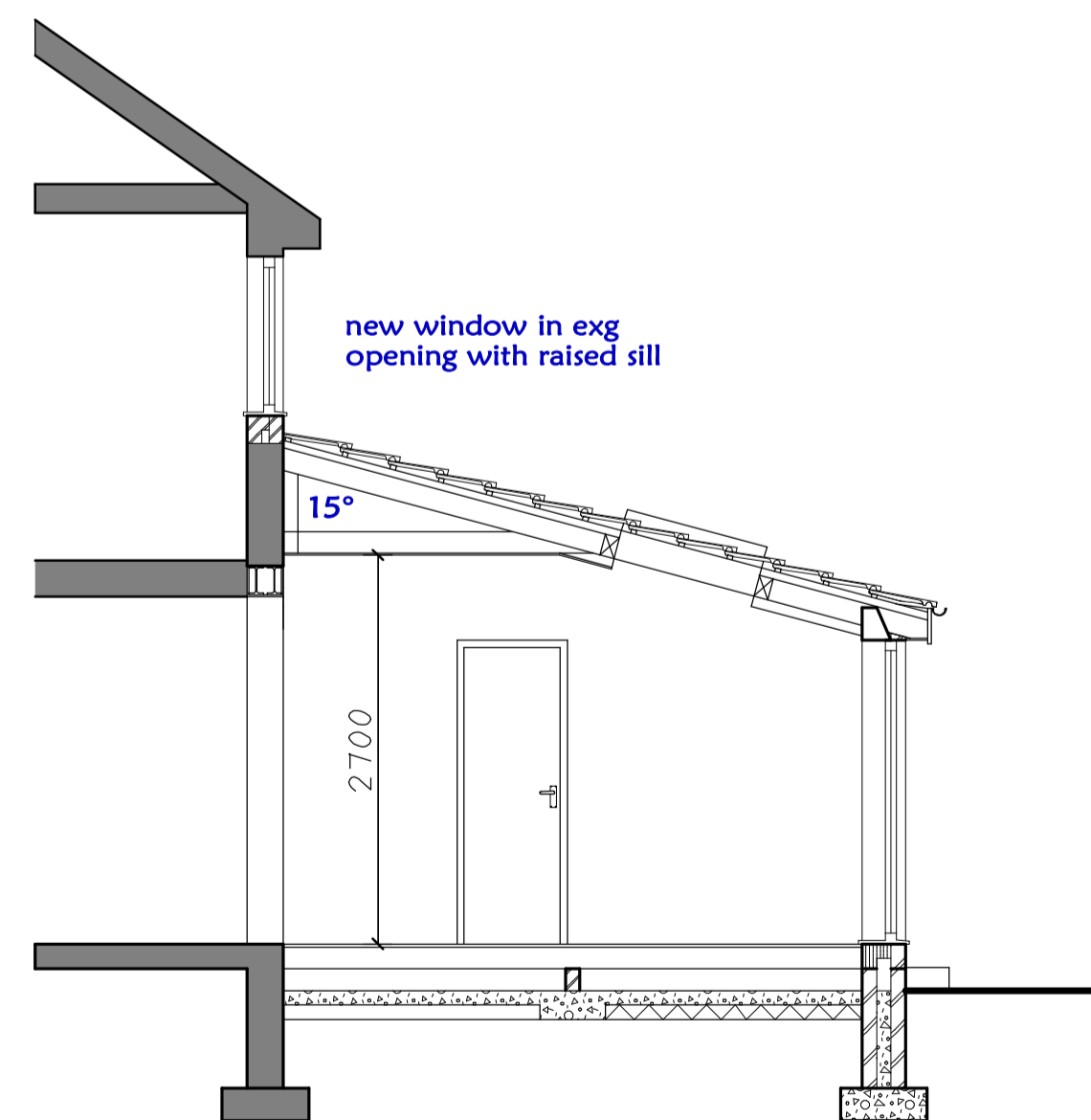
SLOPING CEILINGS
Insulation to any sloping ceilings incorporated to be by 100mm 'Kingspan' insulation between rafters and 60mm 'Kingspan' fixed to face of rafters and to satisfaction of District Building Surveyor.

FLOOR CONSTRUCTION
Are to achieve a minimum 'U' value of 0.18W/m²K
25mm t & g boarding.
125mm x 50mm joists at 400mm centres.
100mm "Kingspan" insulation or similar approved between joists.
100mm brick honeycomb sleeper walls to be minimum 150mm high taken down to 450mm x 225mm concrete foundations
100mm oversite concrete
Visqueen 1200g dpm and sand blinding
100mm well consolidated hardcore.

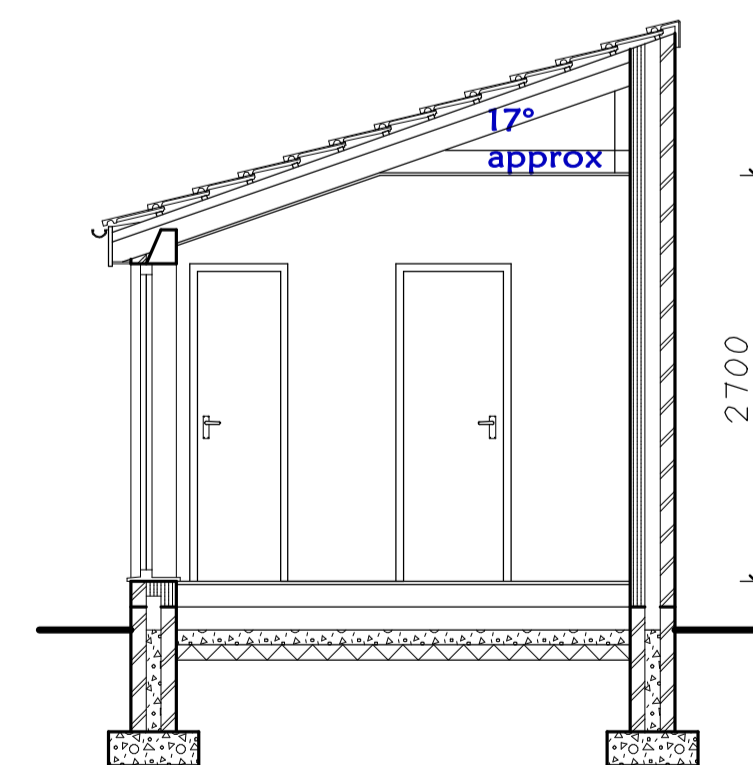
All joists built into walls are to have minimum 90mm end bearing and ends to be treated with preservative.

FOUNDATIONS
600mm x 225mm concrete foundations minimum 900mm deep in clay and with minimum 450mm frost cover and if within 1 metre of drains to be taken down to invert level and all foundations to satisfaction of District Building Surveyor.
450mm x 225mm concrete foundations below internal loadbearing partitions with minimum 450mm frost cover.

ROOF CONSTRUCTION - PORCH
To have a minimum 'U' value of 0.15 W/m²K and minimum pitch of 15°
Concrete interlocking roof tiles on 50mm x 25mm tile battens with 1no. layer "Tyvek" Breathable heavy duty felt or similar approved onto 150mm x 50mm rafters on 150mm x 50mm C24 ceiling joists at 400mm centres. 100mm x 50mm vertical tie member.
150mm fibreglass insulation to be laid between ceiling joists with 150mm laid on top in opposite direction.
Ceilings to be 9mm plasterboard and skim.
Every third joist / rafter to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long.
All roof timbers to be vacuum pressure impregnated with preservative.

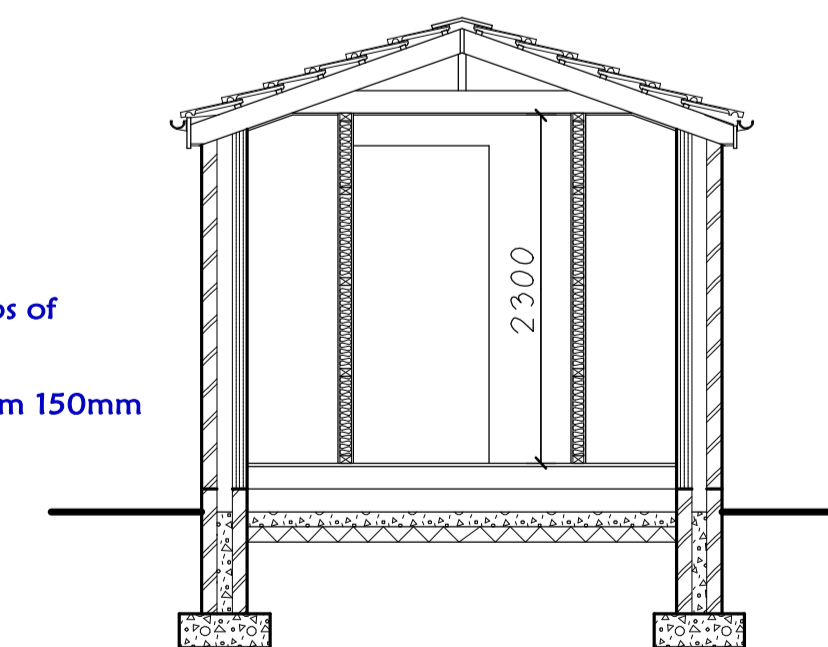


SECTION TO KITCHEN



SECTION TO GARDEN ROOM

D.P.C.'s to heads; sills and jambs of all external openings.
D.P.C. to external wall minimum 150mm above finished ground level.



SECTION TO PORCH



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