

FRONT ELEVATION ( EAST )

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.

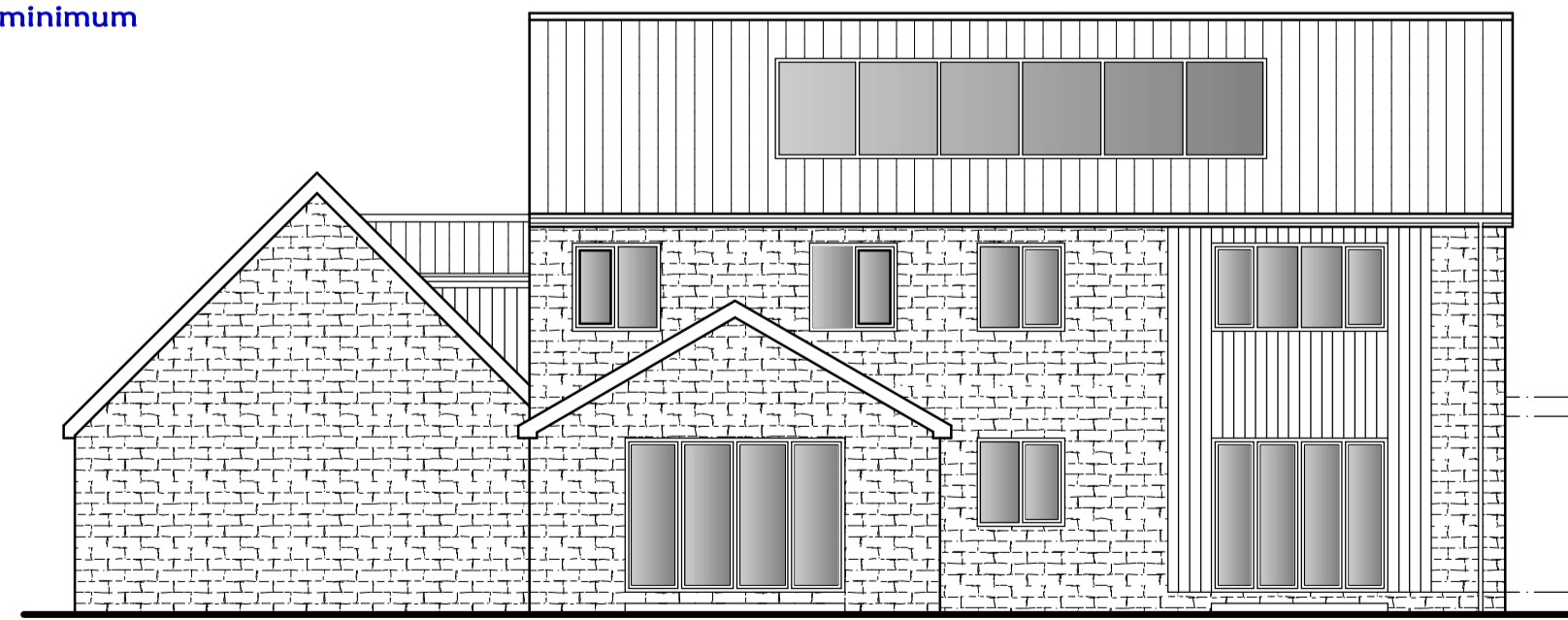
All new windows to first floor of dwelling are to have opening lights with unobstructed openable areas of 0.33m<sup>2</sup> and minimum 450mm x 750mm for escape purposes. Bottom of openable area is not to exceed 1100mm from floor level and windows are to comply with Part B of current Building Regulations and to satisfaction of District Building Surveyor.

**FIRST FLOOR**  
22mm chipboard on "TJI joists" or similar approved fixed strictly in accordance with Manufacturer's instructions/details and at 400mm centres.  
12mm plasterboard and skim ceiling.  
120mm Kingspan insulation to be laid between floor joists with a mass density of 10Kg/m<sup>3</sup>

**GROUND FLOOR**  
Are to achieve a minimum 'U' value of 0.13W/m<sup>2</sup>K  
22mm t & g boarding.  
150mm x 50mm joists at 400mm centres.  
120mm "Kingspan" insulation or similar approved between joists.  
100mm brick honeycomb sleeper walls to be built off oversite concrete  
225mm concrete foundations  
100mm oversite concrete.  
100mm well consolidated hardcore.

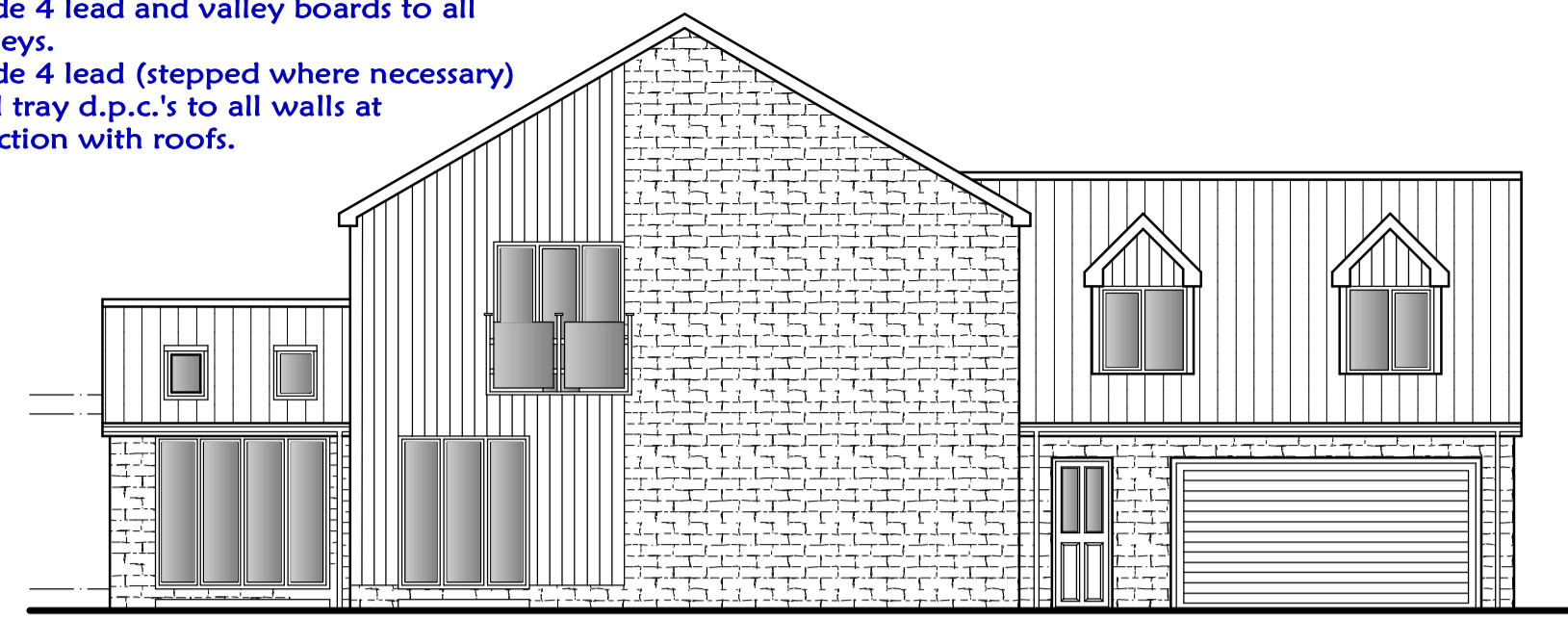
NOTE :

Solar Panels to rear Roof to achieve minimum 4Kw to enhance proposed Heating ( Panels shown indicative only )



REAR ELEVATION ( WEST )

Code 4 lead and valley boards to all valleys.  
Code 4 lead (stepped where necessary) and tray d.p.c.'s to all walls at junction with roofs.



SIDE ELEVATION ( SOUTH )

**ROOF CONSTRUCTION**  
To achieve minimum 'U' value of 0.11W/m<sup>2</sup>K  
Concrete interlocking roof tiles on 50mm x 25mm tile battens with 1no. layer "Tyvek" Breathable heavy duty felt onto gang nailed roof trusses fixed at 600mm centres.  
Attic Trusses to Garage  
150mm fibreglass insulation to be laid between ceiling joists with 300mm laid on top in opposite direction and ceilings to be 12.5mm plasterboard and skim.  
Every second truss to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long.  
Calculations for roof trusses to be supplied and submitted by Truss Manufacturer, and approved by Local Authority prior to commencement of work.  
100mm x 50mm timber wall plates to be strapped to rafter members using truss clips.  
All roof timbers to be vacuum pressure impregnated 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.

EXTERNAL MATERIALS - Samples to be submitted & approved prior to commencement

-  WALLS - Stone
-  ROOFS - Slate ( Natural Grey )
-  WALL CLADDING - Timber ( Cedar )
-  WINDOWS & DOORS - UPVC ( Anthracite Grey or Black )

**SLOPING CEILINGS**  
Insulation to any sloping ceilings incorporated to be by 120 'Kingspan' insulation with 25mm air gap between rafters to satisfaction of District Building Surveyor.

**LINTOLS**  
Catic insulated lintols to all external openings with minimum 150mm end bearing and to have proprietary weep holes at 450mm centres.  
All internal block walls to have 150mm x 100mm pre-cast reinforced concrete lintols and to be "Naylor Spanlite" or similar approved.

NOTE :  
First Floor / Garage Ceiling to have 240mm minerla wool insulation and plasterboard ceiling

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.

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

NOTE :

Refer to Drawing No 2023-57-1 for confirmation of Building Regulation Approval Conditions

APPROVED  
DRAWING

REVISION	DATE	DESCRIPTION
A	10-03-25	Wall Cladding confirmed as Timber Stone Panel to Rear Elevation shown to comply with original Approved Drawing

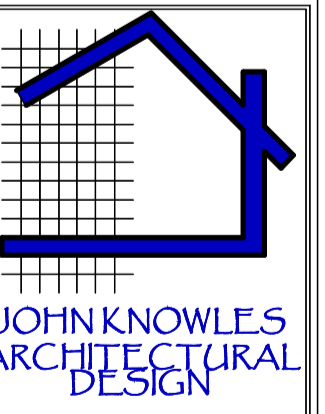
PROJECT: PROPOSED DWELLING

ADDRESS: 46. FOUNDRY STREET.  
ELSECAR.  
BARNSELY.  
S74.8EQ.

CLIENT: S. ORWIN & P. BRIGGS

DRAWING No.:  
2024-69-3A  
DATE  
December 2024

SCALE:  
1:50 &  
1:100 @ A1



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