

**General:**  
 Smoke detectors to be mains operated and battery backup  
 Hardwired smoke detectors to be fitted at all floor levels.  
 1000mm trickle vents to new bedroom window to give  
 10 litres/second of background ventilation plus mechanical extract  
 Kitchen to have operable window with trickle ventilator to head to  
 give 4000mm<sup>2</sup> background ventilation plus mechanical extract  
 ventilation rated at 30 litres/second adjacent to the hob or 60  
 litres/second if operated independently.  
 New windows to be PVCu double glazed with low glass  
 unit (LGU) with U-value of 1.4W/m<sup>2</sup>K.  
 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.  
 All new escape windows 0.33 sq m min.  
 area, min. 750mm wide, 800 to 1000mm from floor level.  
 Calculations for new steel beams to be provided by Structural  
 Engineer and submitted to Local Authority for approval. Beams  
 to be clad with Fireline board to give min. 30min. fire protection.  
 Engineers details  
 Galvanised steel restraint straps required to wallplate at max.  
 2.0m centres.  
 Galvanised steel restraint straps required to first floor joists fixed  
 across 3No joists with noggings between at max. 2.0m centres.  
 Galvanised steel straps required to gables and strapped over  
 roof rafters.  
 Electrical work to be certified out by an Electrician registered  
 within a Competent Persons Scheme, or if work is to be  
 inspected by a Building Control Officer in accordance with  
 Part P Electrical Safety.

**General:**  
 All dimensions must be checked on site and not scaled from this drawing.  
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 NOTES:  
 CONTRACTORS PLEASE NOTE:  
 The contractor is responsible for obtaining all necessary permissions and consents.  
 All work must be carried out to the specification and requirements of the Structural  
 Engineer and any amendments must be reported to the Structural  
 Engineer.  
 All structural work to be inspected at all relevant stages by the Structural  
 Engineer.  
 All work to be carried out to the specification and requirements of the Structural  
 Engineer.  
 Any costs and claims for damage, loss of trade etc. incurred by falling to  
 comply with the above specification, should be reported  
 to the designer prior to any work commencing.

**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 repellent to satisfaction of Local Building Inspector.  
 No projections over boundary.  
 Foundations:  
 Foundations to be concrete strip with 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.  
 to be installed on all external walls and at all window and door  
 openings.  
 D.P.C. cavity tray required over new lintels. Mastix pointing to  
 reveals.  
**External Walls:**  
 25mm thick two coat render to Local Authority approval on 100mm  
 thick concrete blockwork.  
 100mm thick external wall insulation, 100mm thick blockwork inner leaf.  
 Construction to give min. 0.18W/m<sup>2</sup>K. Stainless steel wall  
 ties to be positioned at 450mm centres vertically and 750mm  
 centres horizontally and at every block course at reveals.  
 75mm thick sand/cement screed on 100mm thick concrete slab  
 on separating layer membrane (min. 500g) on 100mm thick  
 Celotex GAF10 floor insulation on Visqueen 1200g dpm on  
 concrete. Insulation to be installed in accordance with  
 manufacturer's instructions.  
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 manufacturer's instructions.  
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**First Floor:**  
 12.5mm thick plasterboard and skim finish to underside.  
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**Internal Walls:**  
 Internal walls to be 100 x 50mm s/w timber studding with 9.5mm  
 thick plasterboard both sides and min 50mm Rockwool  
 fireglass insulation between studs.  
**Part P:**  
 Single P membrane fixed to Manufacturers  
 recommendations on 19mm thick exterior grade plywood  
 on s/w timber fillets to give falls on 175x50mm s/w timber  
 joists at 450 centres. Cable tray X44120 between joists.  
 Ventilated cavity above insulation. RAV-FI ventilator or  
 equal approved used adjacent wall abutment.  
 12.5mm plasterboard and skim finish to  
 underside. All to meet 0.15W/m<sup>2</sup>K  
 U-value.  
 'Captive' or equal approved galvanised steel lintels over door  
 and window openings to Manufacturers recommendations.  
**Glazing:**  
 Glazing to be carried out in accordance with Building Regulations.  
 Lintels within 600mm from floor level or 1500mm in doors to 300mm  
 either side to be laminated or toughened glass to B.S. 6208 and  
 suitably Kite Marked.  
**Rainwater Goods:**  
 Rainwater goods to match existing.  
 Space water to go to soakaway min. 5m from building.  
 Every third joist to be tied down by stainless steel ties screwed  
 to joists and plugged to wall min. 450mm down.  
**Ventilation:**  
 Mechanical ventilation to habitable room to be min. 8000mm<sup>2</sup>.  
 (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 to be laid to external drainage. Drains to be laid  
 over where passing under walls and surrounded with pea  
 gravel where passing close to building.  
**General:**  
 Lintels/ beams to have min 150mm end bearing.  
 Thermoset radiator valves and insulated pipework in  
 habitable rooms to be installed in accordance with  
 manufacturer's instructions.  
 Provide 4000mm<sup>2</sup> background ventilation to Bathroom.  
 S & VP to terminate min. 900mm above any  
 opening light within 3.0m. No waste connection within  
 200mm of W.C. connection.

A	Date	Revisions

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Client  
**Mr & Mrs Williams**

Project  
**Proposed Alterations  
 45 Carrfield Lane  
 Bolton Upon Dearne  
 Rotherham  
 S63 8AP**

Title

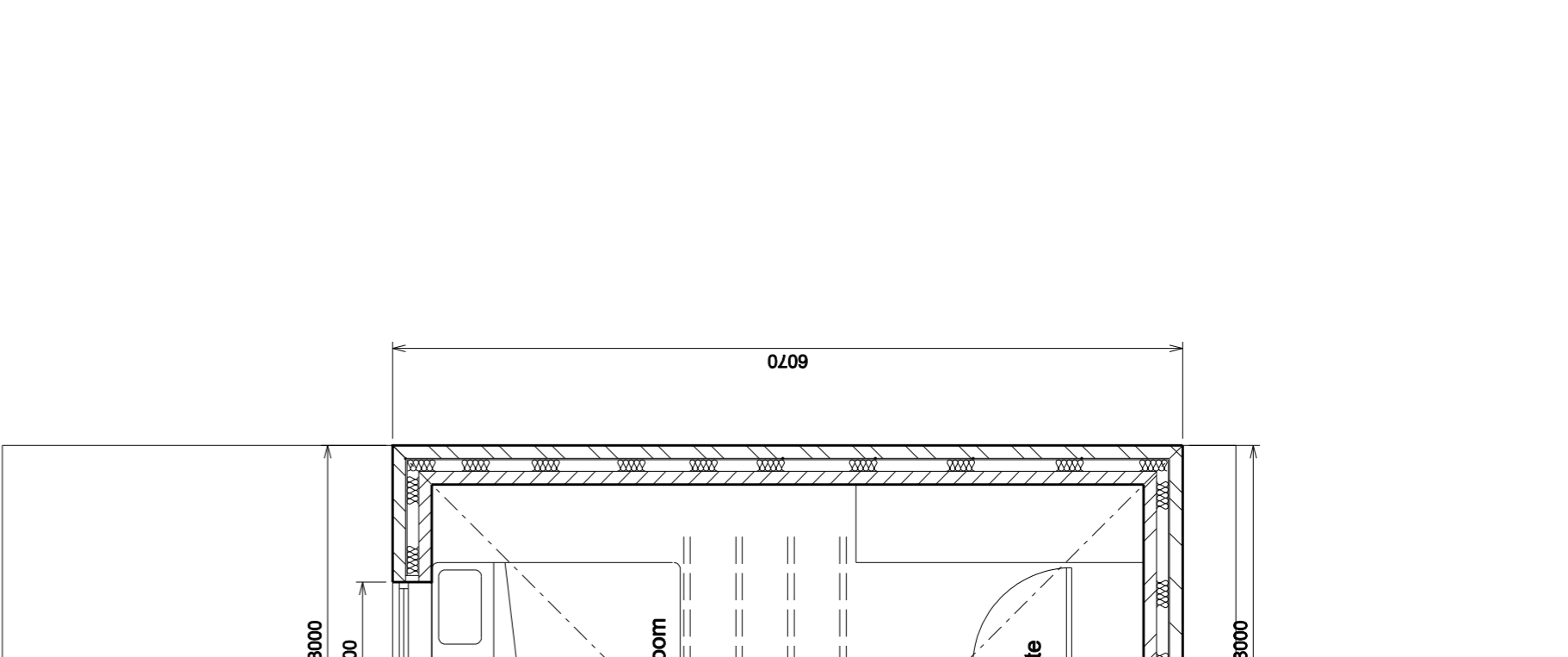
**Proposed Plans**

Scale	1:50	Date	
Drawn by	JRH	Date	August 2022
Drawing No.	1308-02	Revision	

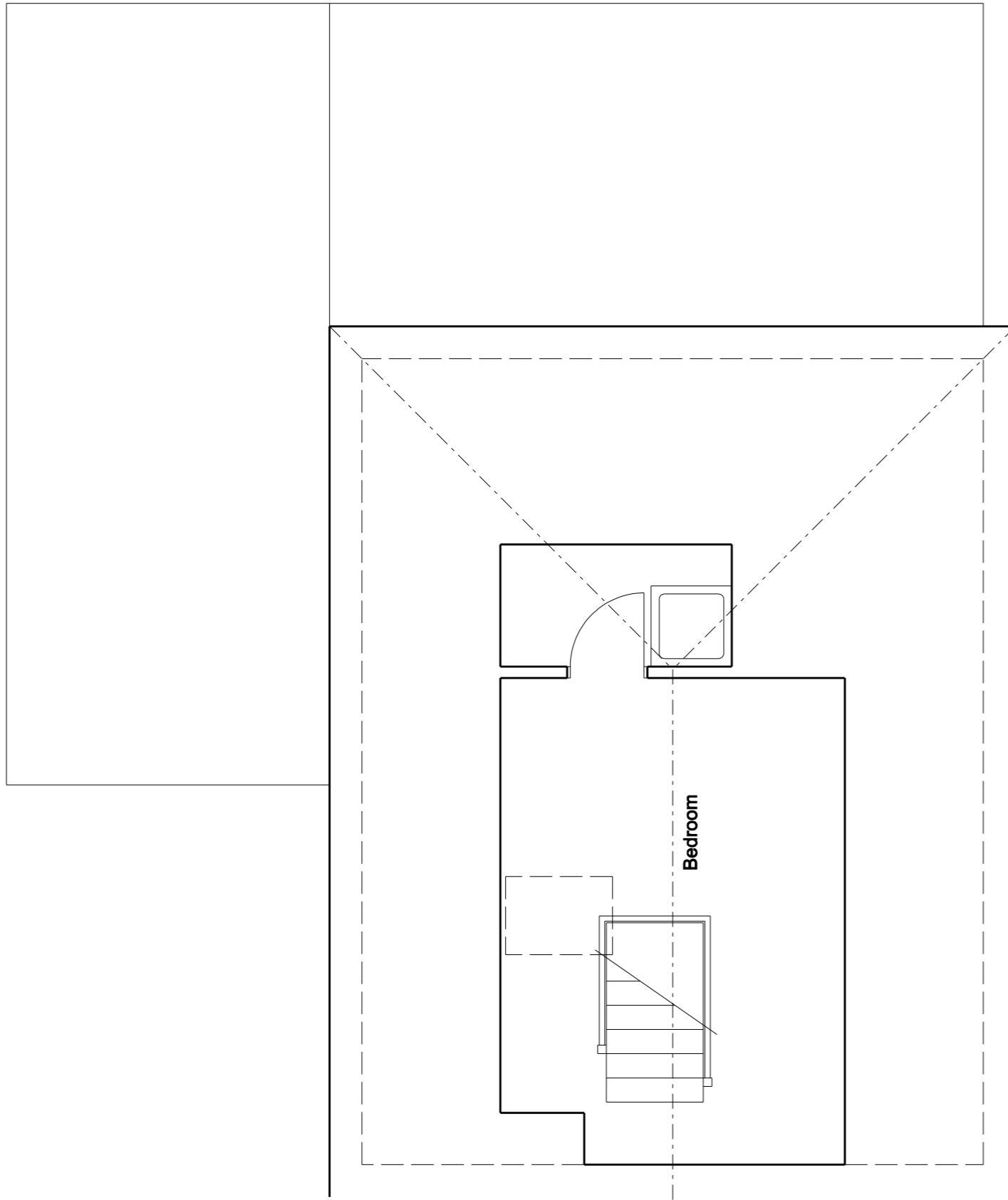
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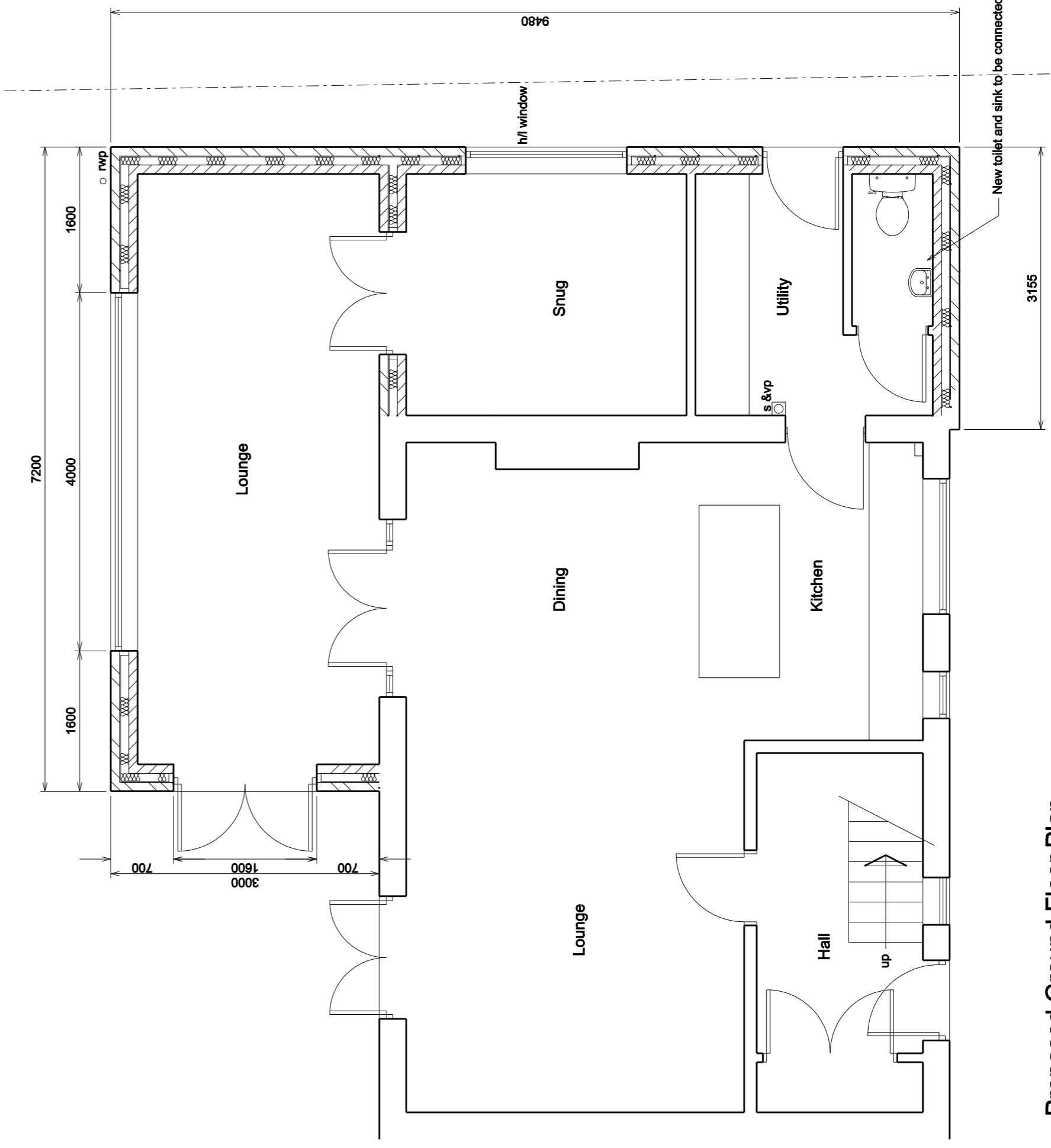
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Proposed First Floor Plan



Second Floor



Proposed Ground Floor Plan