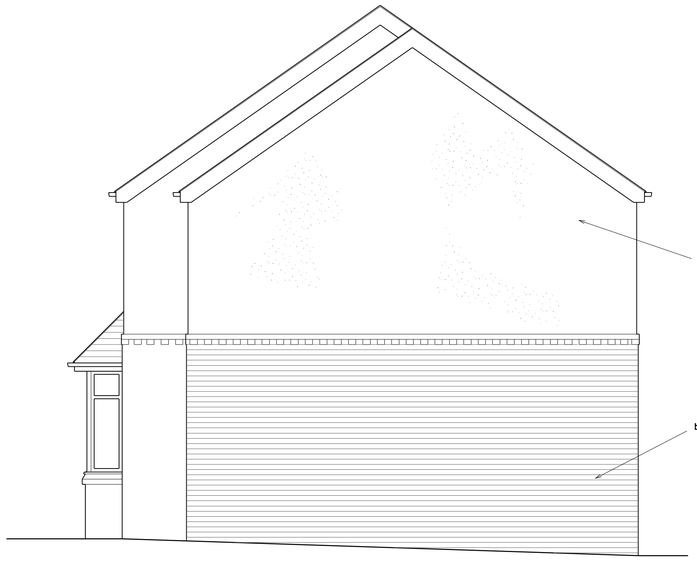


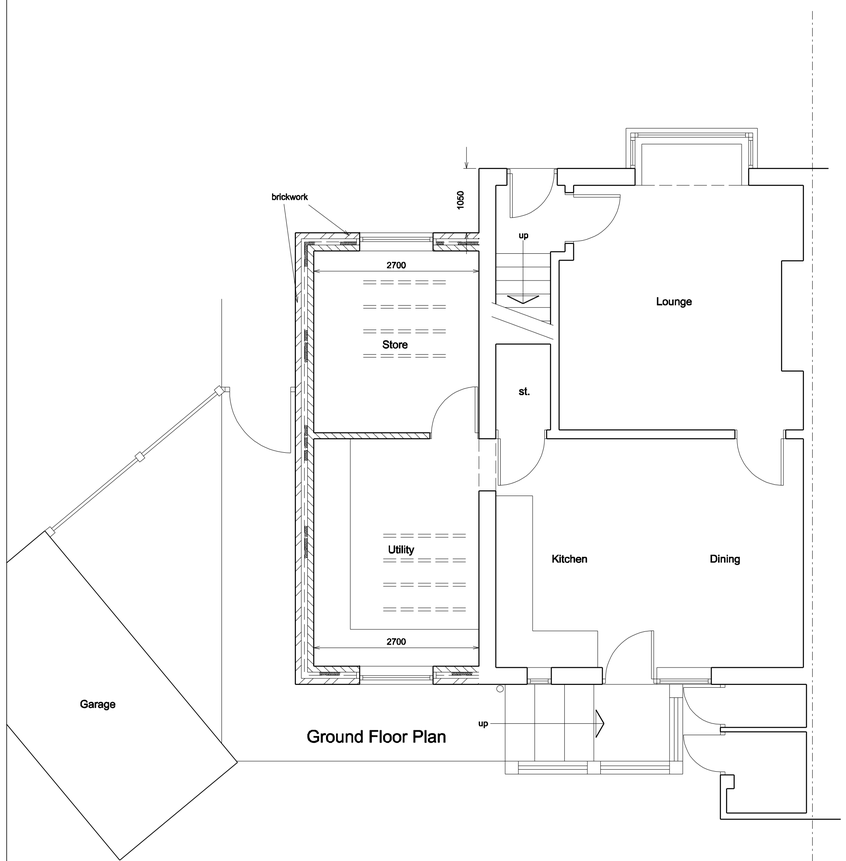

Front Elevation



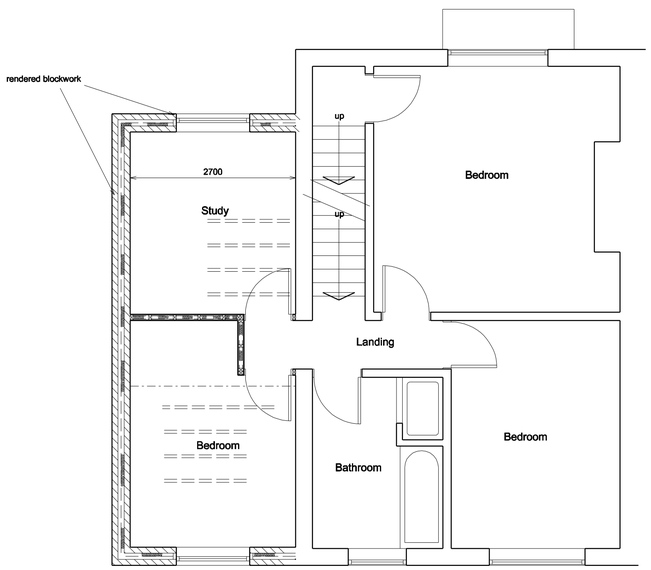

Side Elevation




Rear Elevation




Ground Floor Plan




First Floor Plan

Hardwired smoke detectors to be fitted at all floor levels.
8000mm trickle vents to new bedroom window to give background ventilation.
2m headroom to staircase throughout.
Provide low level vents to new sloping ceiling. Insulation to sloping ceiling to be 80mm thick Celotex GA4000 between rafters and Celotex PL4000, 50mm insulation, 12.5mm plasterboard fixed below rafters. to manufacturers recommendations.

New wall ties to be vertical twist type.
Gutters to be 110mm and downpipes to be 65mm.
Soakaway to be min. 5 metres from any building or highway.
Thermostatic radiator valves and insulated pipework in un-heated spaces required to any new heating.

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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.

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
100mm thick brickwork outer leaf at lower level to match existing outer leaf to Local Authority approval.

First Floor:
20mm thick flooring grade chipboard on 175 x 50mm C16 s/w timber joists at 400mm centres size to be confirmed by Engineer.
12.5mm thick plasterboard and skim finish to underside.
200mm thick insulation between joists.
Solid timber noggins at max. 1800mm cts.

Ground Floor
20mm thick flooring grade chipboard on 175 x 50mm s/w timber floor joists at 400mm centres, 150mm thick Kingspan Kooltherm K3 or equal approved insulation between joists supported on chicken wire.
Ventilation to be maintained to existing floor. Ventilation to be min. 1500mm /m run of external wall.

Rainwater Goods:
Rainwater goods to match existing.

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.

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.

Ties:
Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.

Internal Walls:
Internal walls at first 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. Internal walls at ground floor to be 100mm thick blockwork.

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.

Pitched Roof:
Interlocking concrete tiles to match existing fixed to 38 x 25mm s/w battens to Manufacturers recommendations on reinforced bitumen felt underlay on 225 x 50mm timber rafters at 450mm centres.
Size to be confirmed by Structural Engineer.
100 x 75mm wallplate fixed to wall at 600mm centres.
25mm soffit ventilation and continuous ridge vent to provide adequate cross ventiation. 125mm Kingspan insulation fixed between joists.. 12.5mm plasterboard
Min. 50mm clear air space required above insulation.

General:
Lintels/ beams to have min 150mm end bearing.
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 3No rafters with noggings between.
Electrical work to be carried 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.

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| | Date | Revisions |

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Project
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Rotherham
S63 9NR

Title
Proposed Plans and Elevations

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|---|---|
| Scale 1:50 | |
| Drawn by MJH | Date Sept 2017 |
| Drawing No. 1106-02 | Revision |