

NOTES

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Tel 0181 691 9191

A	May 16	Planning Issue	MS
Rev	Date	Comments	by

Project

**Barnes hall Cottage,
Black Lane,
Hoyland,
Barnsley
S74 0DX**

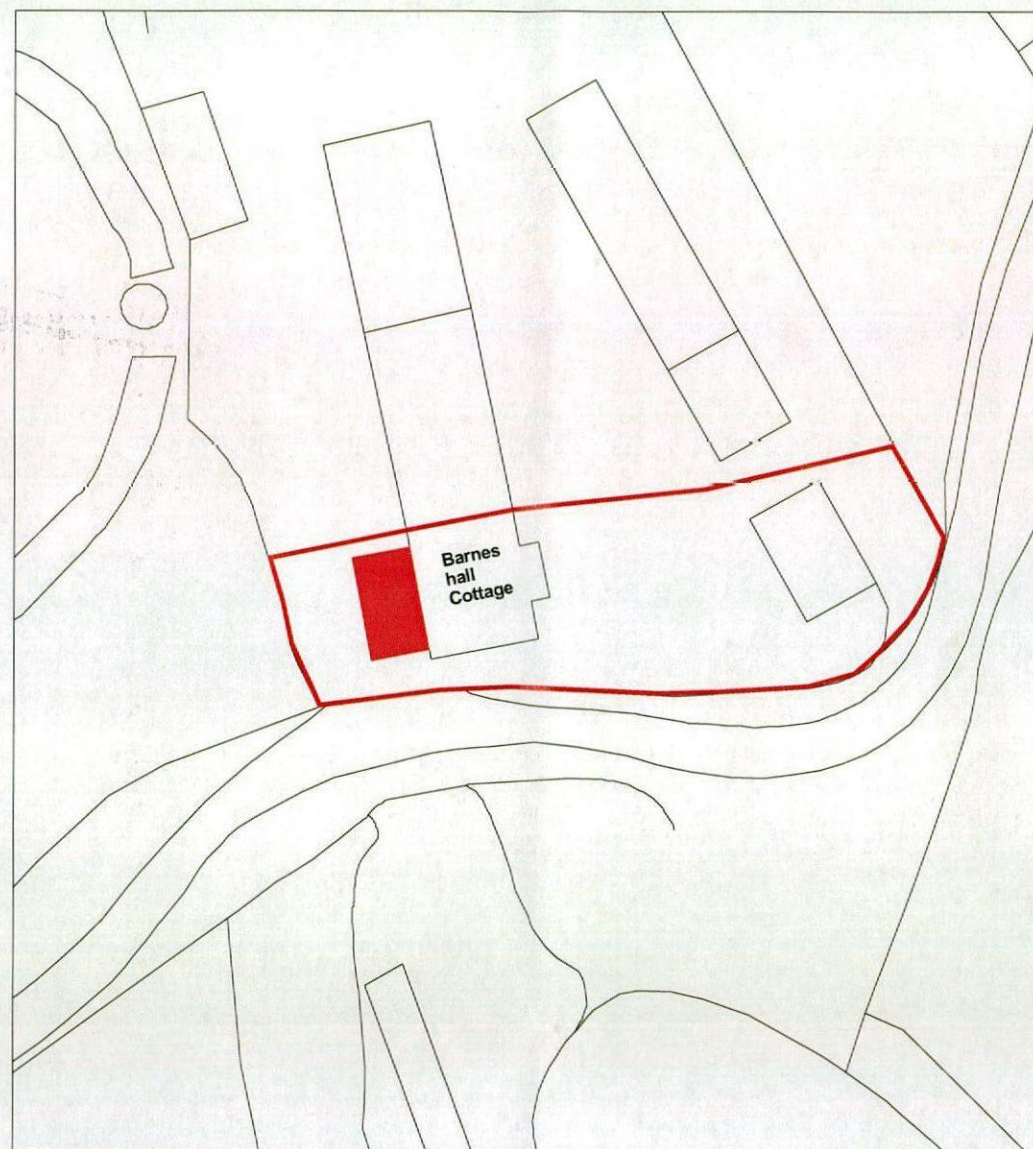
Client

Mr & Mrs Tranter

Drawing title

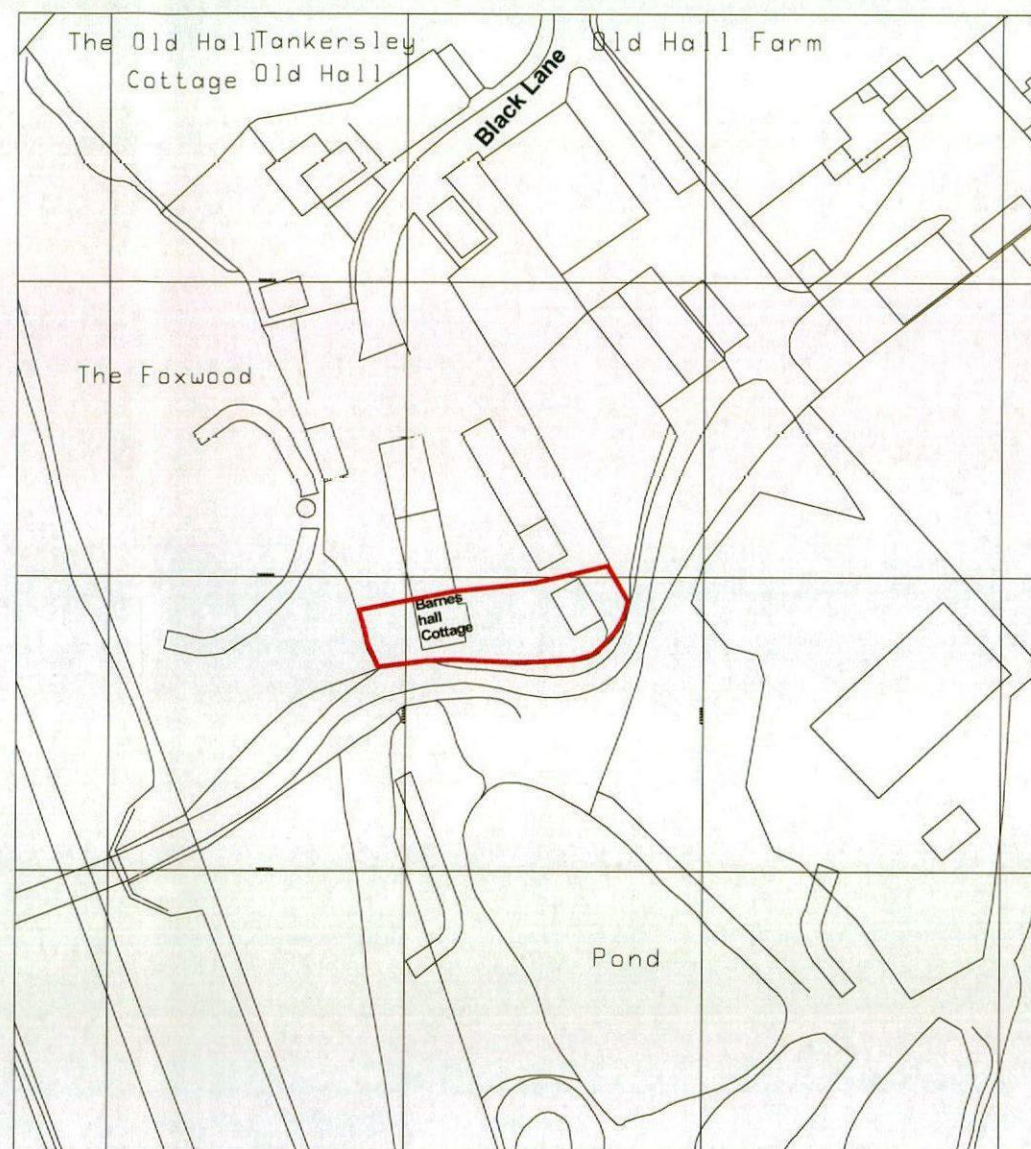
**PROPOSED SITE &
SITE LOCATION PLAN**

Scale (s)	Drawing No.	Revision
1:1250 / 1:500 @ A3	16014/01	A
Date	May 16	
Drawn By	MS	



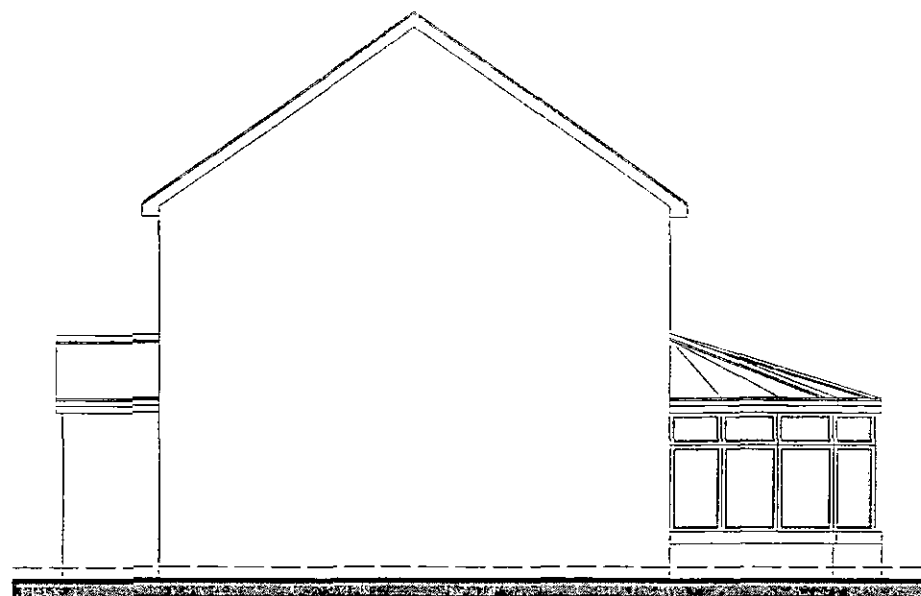
SITE PLAN 1:500

N



SITE LOCATION PLAN 1:1250

N



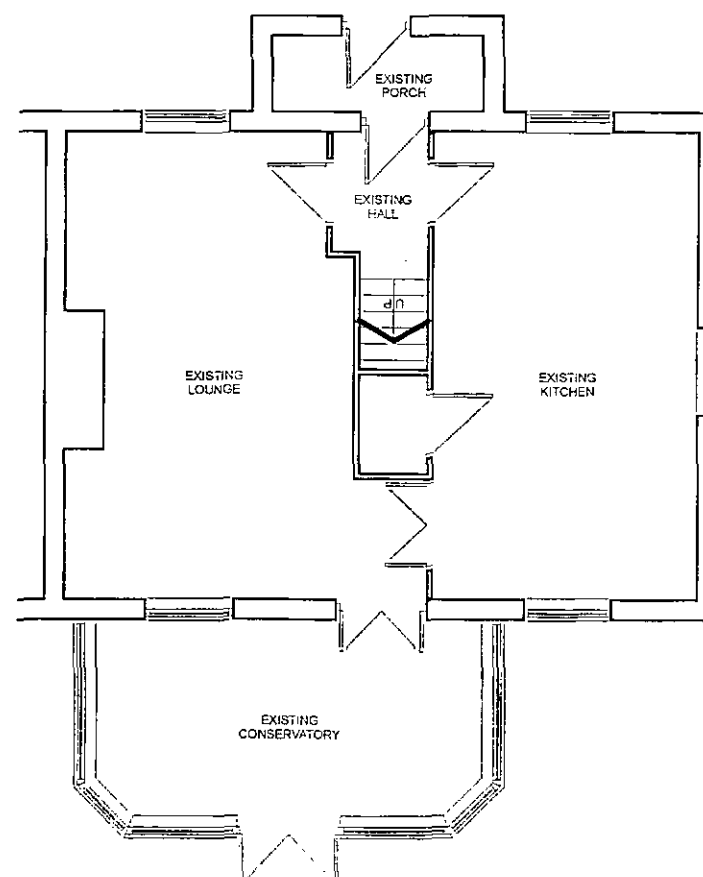
EXISTING SIDE ELEVATION



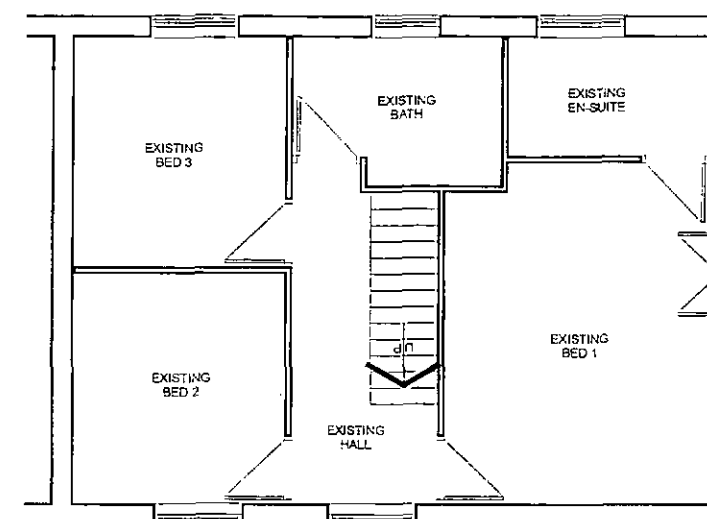
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

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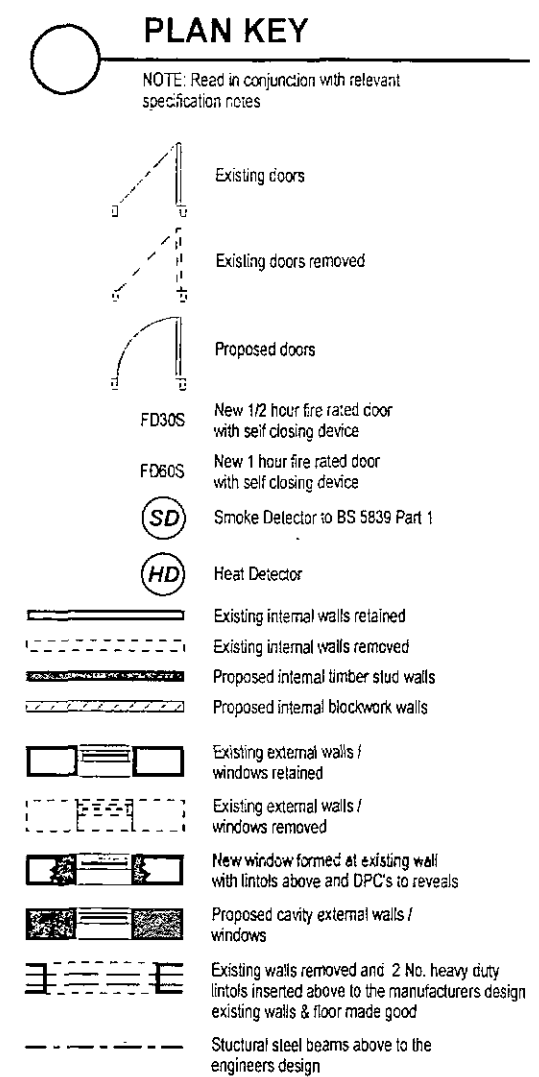
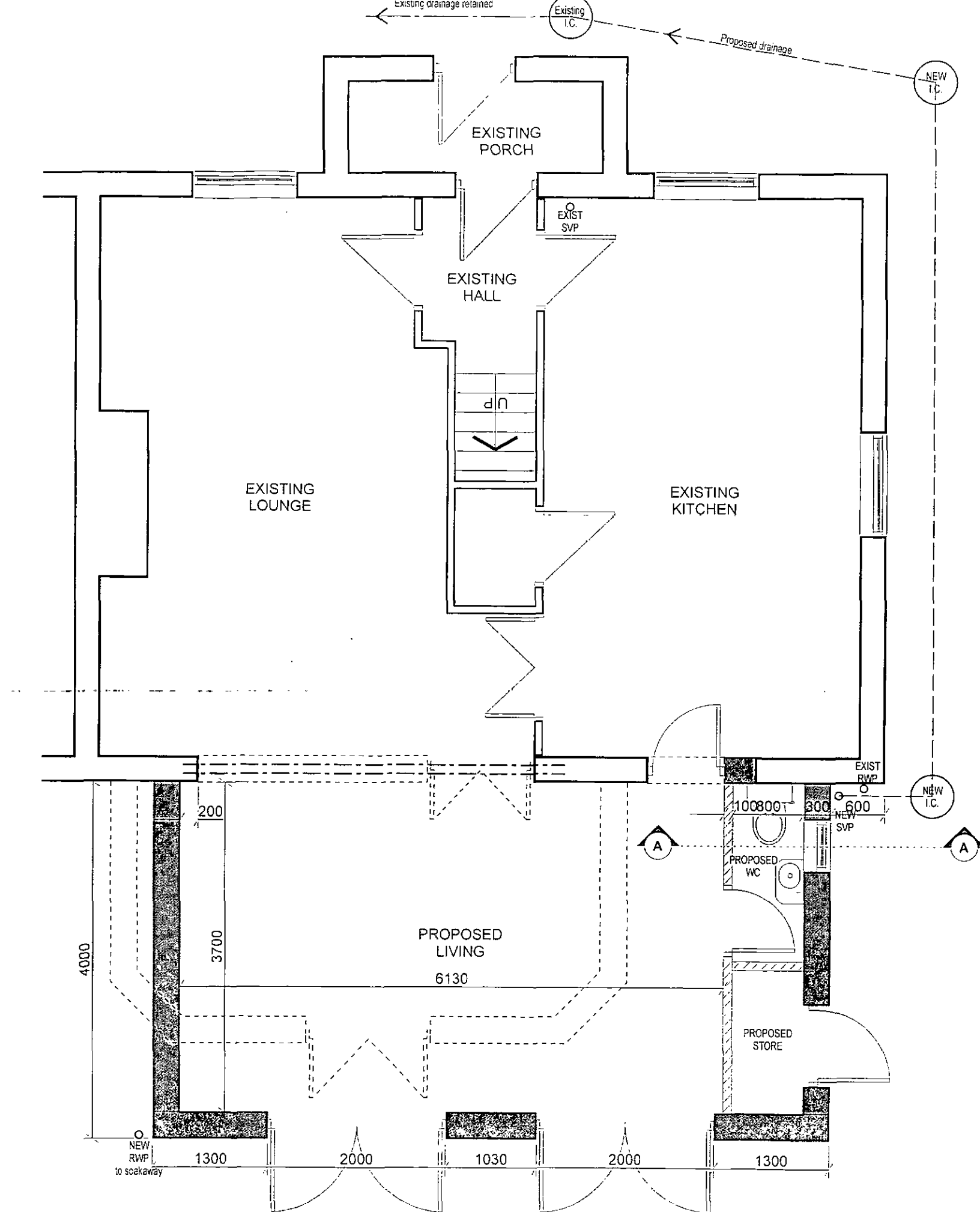
Drawing title
**EXISTING PLANS &
ELEVATIONS**

Scale (s)	Drawing No.	Revision
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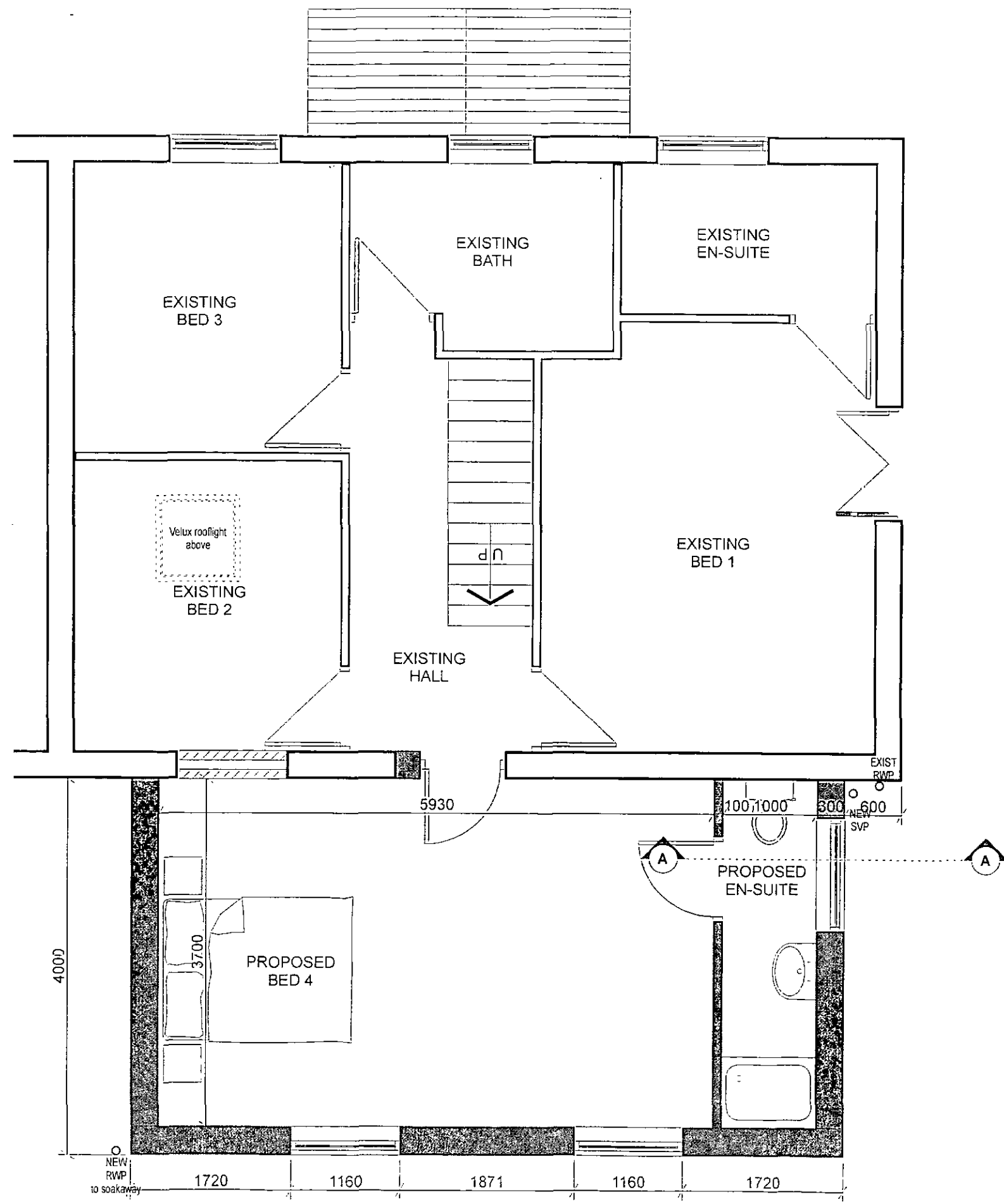
Drawing title

**PROPOSED GROUND
FLOOR PLAN**

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PLAN KEY

NOTE: Read in conjunction with relevant specification notes

- Existing doors
- Existing doors removed
- Proposed doors
- New 1/2 hour fire rated door with self closing device
- New 1 hour fire rated door with self closing device
- Smoke Detector to BS 5839 Part 1
- Heat Detector
- Existing internal walls retained
- Existing internal walls removed
- Proposed internal timber stud walls
- Proposed internal blockwork walls
- Existing external walls / windows retained
- Existing external walls / windows removed
- New window formed at existing wall with lintols above and DPC's to reveals
- Proposed cavity external walls / windows
- Existing walls removed and 2 No. heavy duty lintols inserted above to the manufacturers design existing walls & floor made good
- Structural steel beams above to the engineers design

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**PROPOSED FIRST
FLOOR PLAN**

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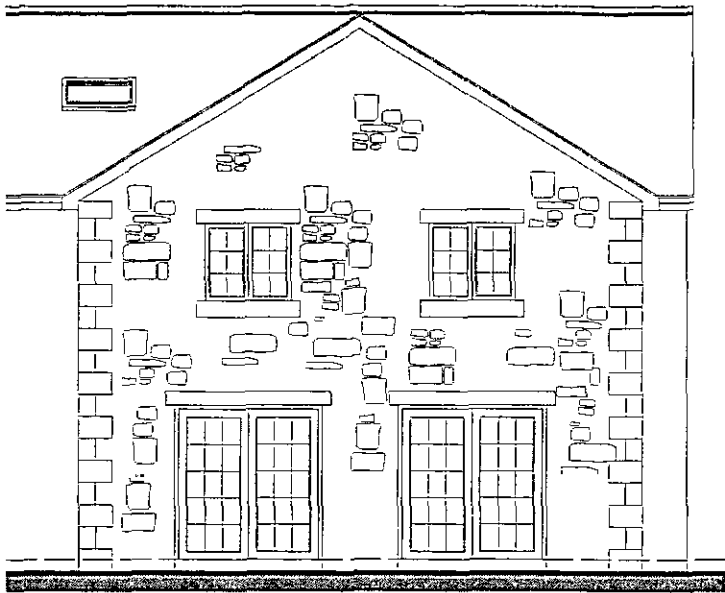
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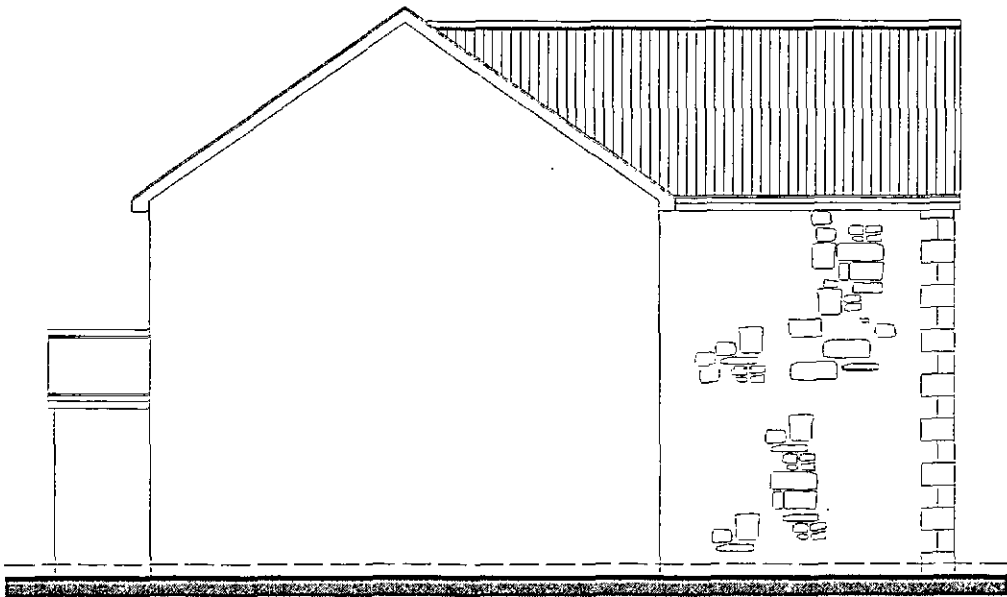
MATERIALS KEY

NOTE: Read in conjunction with relevant specification notes

- Existing external materials
- New roof areas to match existing finish
- New roof areas to match existing finish



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

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PROPOSED ELEVATIONS

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FOUNDATIONS

Concrete strip foundations to be at a minimum of 600mm below GL. and 900mm in clay subsoils
below invert level of adjacent drains within 1000mm radius.
Depth to go down to a level to the approval of the Local Authority District Building Surveyor.
Common brickwork below GL with lean mix concrete cavity fill.
DPC min. 150mm above GL

DRAINAGE

RWP's to soakaway min. 5m away from building. and 4M away from boundary
Soakaway to be as BRE digest 365 percolation test to be submitted for approval prior to commencement on site.
100mm square sectioned UPVC gutters & downpipes.
All drainage above ground to comply with part H1 of the current Regs.
WC wastes to be 100mm diam.
Sink wastes to be 40mm diam.
All wastes fitted with anti-vac deep seal traps min. 75mm.
Below ground drainage in 100mm Hepsleeve clayware min. fall 1in60 connected to existing manhole & mains drainage.
SVP's to terminate min. 1000mm above adjacent openings.

MECHANICAL & ELECTRICAL

Mechanical ventilation to be introduced as :-
15 litres/sec at Bathrooms / WC's / en-suites,
30 litres/sec at Utility rooms,
60 litres/sec at kitchens,
All fans with 15min. overrun.
All heating & hot water pipes to be adequately insulated.
Gas boilers to have minimum efficiency rating of 86%.
Combustion appliances and appliances to be identified with robust notice plate.
TRV's fitted to all new radiators
All electrical work required to meet the requirements of Part P (Electrical safety) to be designed, installed, inspected and tested by a person competent to do so. And on completion issue a design, installation & test certificate in accordance with BS7671
Temperature restrictor required to all baths to limit hot water supply to tap to 48OC.
Hot water taps to be positioned on the Right hand side of all WHB or sinks

EXTERNAL WALLS

100mm natural stone outer leaf
50mm Kingspan Kooltherm K8 rigid insulation boards clipped back to inner leaf.
100mm thermal blockwork inner leaf.
12.5mm lightweight plaster & skim. to achieve 0.28 w/msq k U value
Stainless steel safety wall ties @ 750mm ctrs horizontally & 450mm ctrs vertically & 225mm ctrs at reveals of openings.
Insulated DPC's to reveals of all openings by messrs Damcor or similar.
DPC min. 150mm above ground level.
IG or similar insulated galvanised steel lintols above openings with 150mm min. end bearing.
Tray DPC's above all openings with weepholes to external leaf.
New walls to be toothed and bonded into existing.

WINDOWS & DOORS

UPVC double glazed units with argon filled 16mm cavity and k glass to all windows & doors. to achieve min. U value of 1.4
Opening lights to give 1/20th floor area ventilation & 8000mmsq. background trickle ventilation.
Glazing within 800mm of ffl at windows & within 1500mm of ffl at doors and within 300mm to sides of doors to be glazed with toughened safety glass to BS6206.
Internal doors to have 10mm air gap to undercut of doors to allow for air circulation to dwellings
Windows and doors to be designed and installed to be sufficiently robust and fitted with appropriate hard ware as per PAS 24:2012 (see AD Q)
main entrance door letter plate to be no more than 260x40mm.
main entrance doors to have a spy hole or clear glazing or a side light and fitted with a door chain or door limiter.
window frames to be mechanically fixed in accordance with the manufacturers installation instructions.

INTERNAL WALLS

All new internal walls in 100X50mm SC3 studs @600mm ctrs horizontally & vertically with 12.5mm plasterboard & skim to each side.
100mm rockwool quilt infil.
Double joists to be inserted at position of new walls to accept fixings.

ROOFS

Roof trusses to the manufacturers design & specification TO bs 5268 at 450mm ctrs
Trusses underdrawn with 12.5mm p/board & skim finish.
100X50mm treated timber wall plate strapped down to external wall with stainless steel straps @ 1200mm ctrs.
Natural slate roof tiles on 38X25mm treated battens on proprietary breathable roofing membrane
150mm code 5 lead flashing at abutments with tray DPC at cavity walls.
Roof trusses strapped to walls at gables with stainless steel straps at 1200 ctrs to span over 3 trusses minimum.
75x50mm dragon ties to be inseted over corners of hips.

ROOF INSULATION

100mm thick rockwool quilt at void areas between joists with 200mm thick quilt above laid at 90 degrees to bottom layer to achieve 0.16 U value
75mm thick kingspan Kooltherm K7 rigid roofing insulation between rafters at pitched roofs with 62.5mm thick kingspan kooltherm K18 insultion bonded to plasterboard under rafters to achieve 0.16 w/msq k U value with 50mm clear airspace above rafters

ROOF VENTILATION

25mm continuous ventilation at eaves soffit with insect mesh.
Proprietary vent flashings to be provided continously at wall abutments with integral code 5 lead flashing.
Proprietary vented ridge tiles to give min. 5mm continuous ventilation.

ELECTRICAL WORK

electrical work to be carried out by an electrical installer who is registered with a competent person's scheme and on completion issue a design, installation & test certificate under BS7671
fixed energy efficient lighting will be installed as one per 25msq of the dwelling
Light fittings to only take lamps to have luminous efficacy greater than 40 lumens per circuit watt
minimum of 75% of the rooms to have light fittings that will only accept low energy light bulbs

FLOORS (CONCRETE)

75mm MIN sand:cement screed on 150mm thick concrete slab with layer of reinforcement mesh to top & bottom.
75mm thick kingspan rigid flooring insulation
1200 guage visqueen dpm on 50mm thick sand blinding.
150mm thick washed & compacted hardcore.

FLOORS UPPER

25mm thick PT&G floor boarding on 225X50mm SC3 treated timber floor joists @ 450mm ctrs.
joists underdrawn with 12.5mm plasterboard & skim finish.
Joists built into internal and external walls and structural steelwork.
Noggings inserted between joists at 2000mm maximum centres.
Joist strops to provide lateral restraint at every 2m to span over 3 joists and return into cavity
100mm rockwool acoustic insulation quilt between joist
250mm rockwool insulation quilt to achieve a U value of 0.25 w/msq/k
between joists above garage with 2 layers of plasterboard to underside of joists

FIRE PROTECTION / ESCAPE

Smoke alarms will be linked together and will be mains wired with battery back-up provided at each storey within 7.5m of each room.
All new first floor windows to have an escape window 0.33msq clear area at least 750mm high and 450mm wide. and at 900mm above relevent floor level
Exposed steelwork to be protected to half hour min. with 2 layers of p/board.
Garage door to be FD30S with 150mm step down.

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**PROPOSED
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