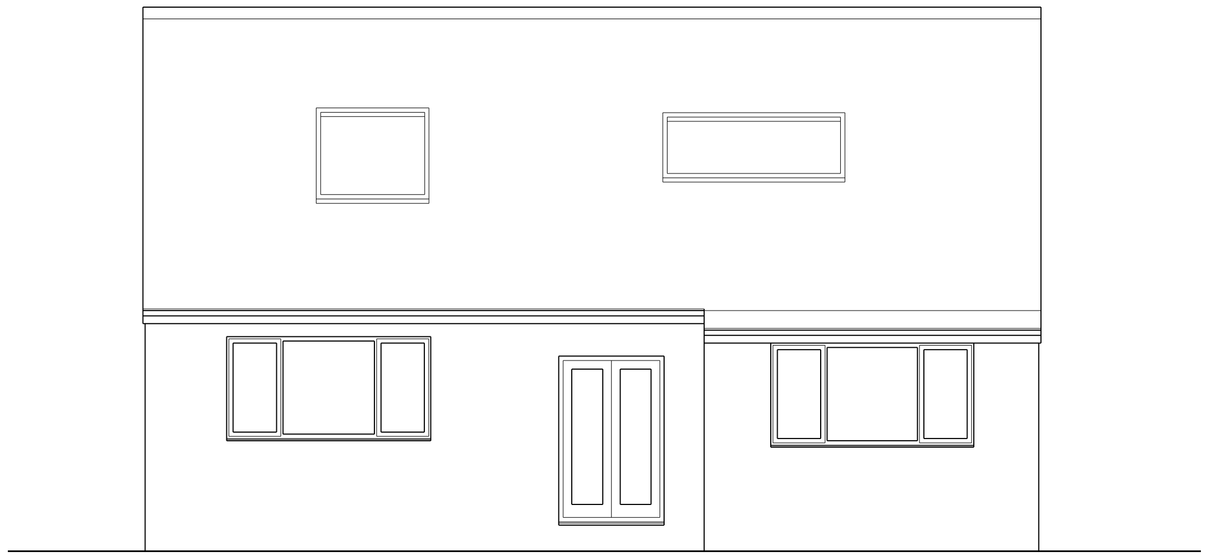
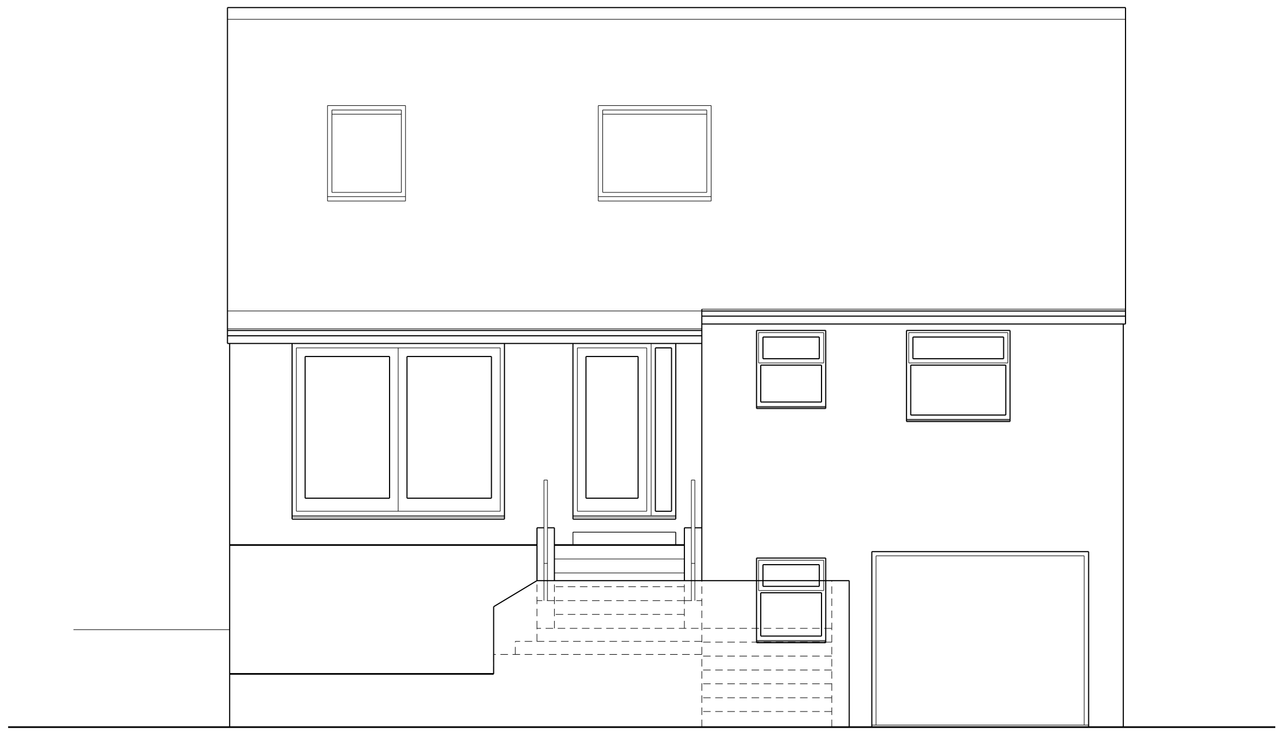
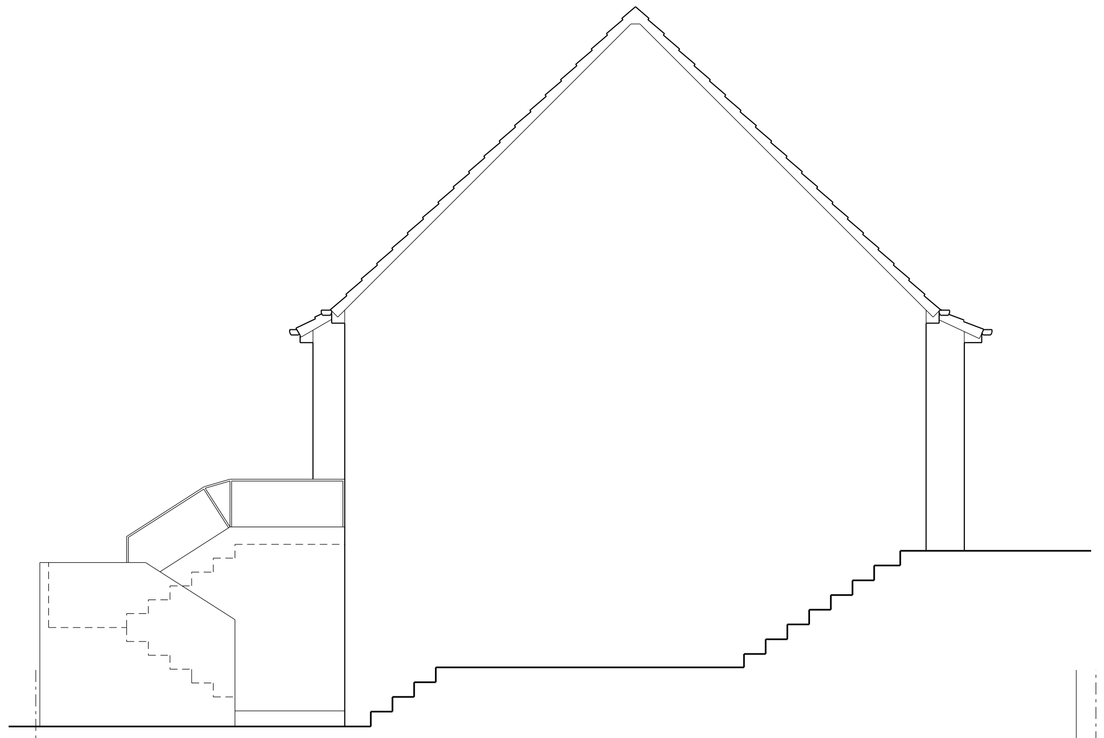


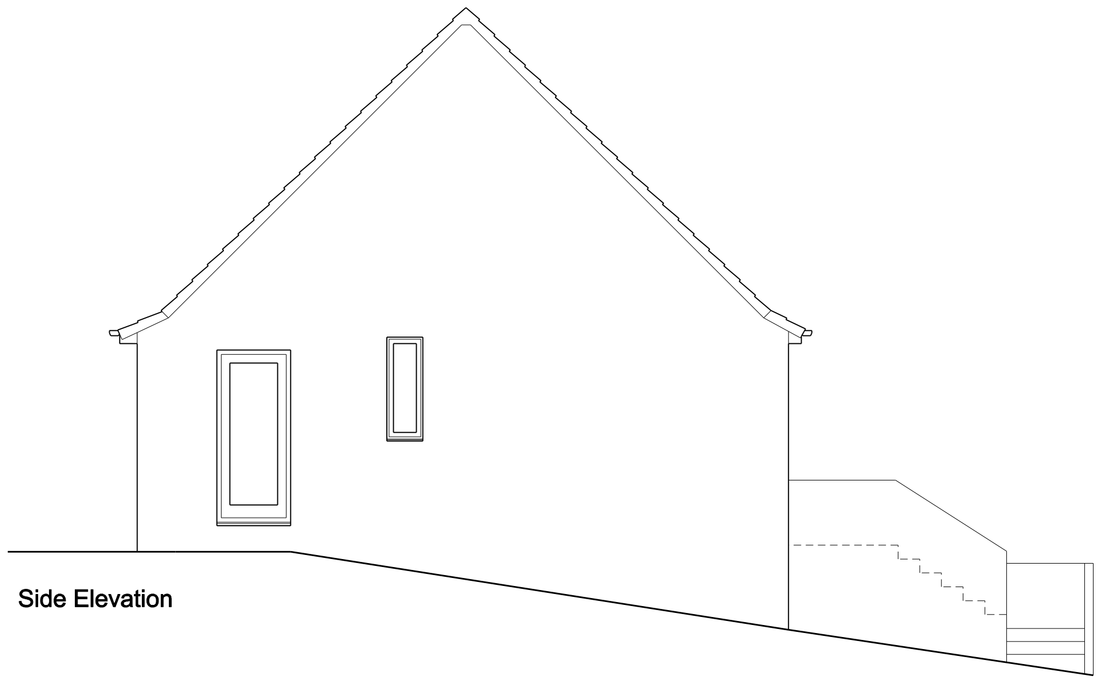
Rear Elevation



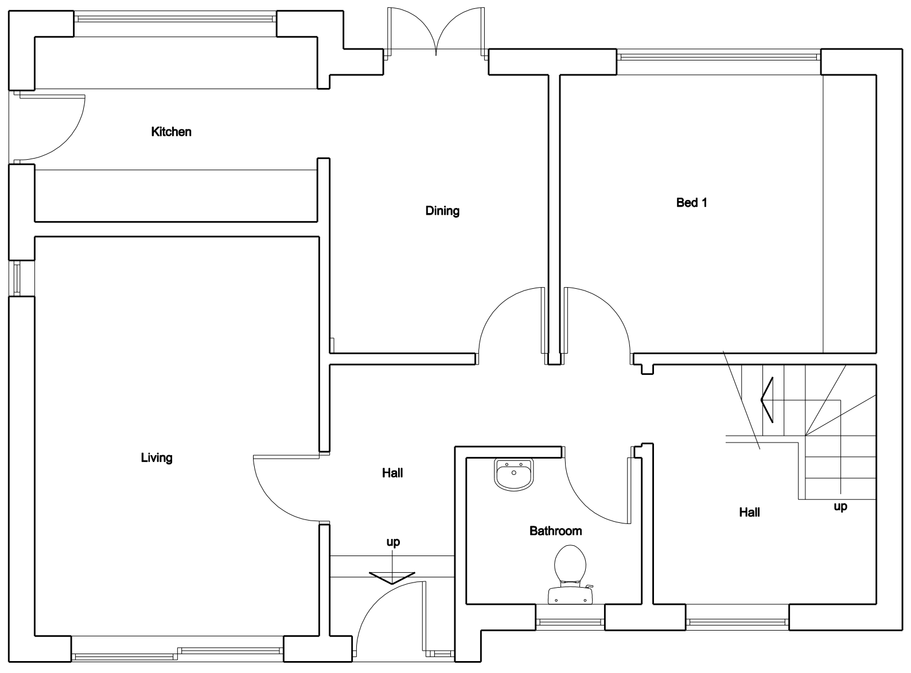
Front Elevation

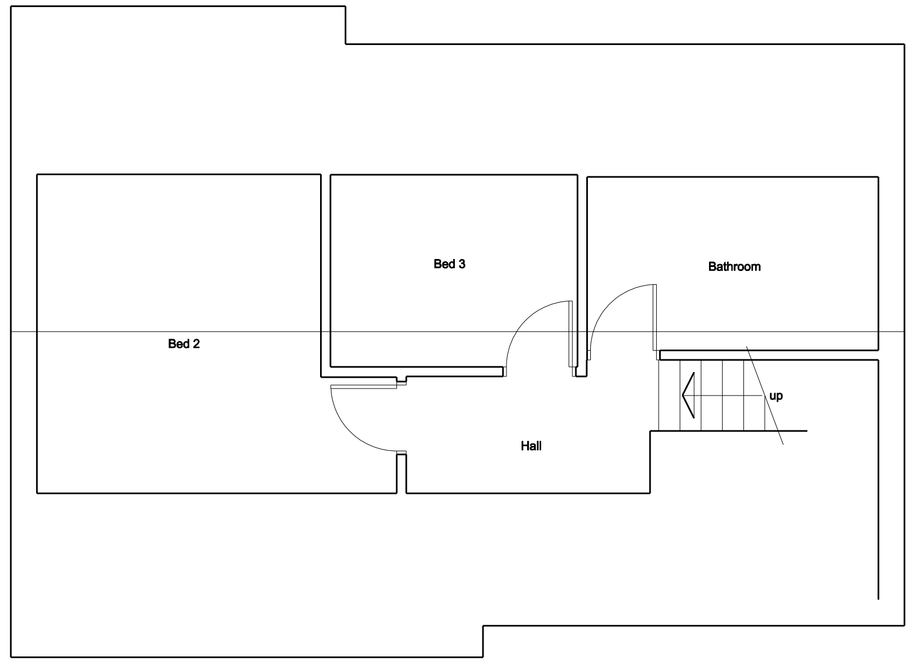


Side Elevation



Side Elevation





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NOTES:
All dimensions must be checked on site and not scaled from this drawing.

CONTRACTORS PLEASE NOTE:
This drawing must be read in conjunction with any specifications/bills of quantities and related drawings.Any structural work must be carried out to the specification ond requirements of the Structural Engineer and any amendments must have his express prior written authority.
All structural work must be inspected at all relevant stages by the Structural Engineer and Local Building Inspector and comply with their requirements.
Any costs and claims for damages, loss of trade etc, incurred by failing to do so are the sole liability of the contractor.
Any discrepencies between drawings and 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 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:
100mm thick Brickwork to match existing outer leaf to Local Authority Approval, 10mm clear cavity, 90mm thick Kingspan Kooltherm K108 wall insulation, 100mm thick blockwork inner leaf. Construction to give min. 0.18W/m²K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

Ground Floor:
20mm thick flooring grade chipboard on 175 x50mm C16 s/w timber joists at 400mm centres size to be confirmed by Engineer. 150mm thick Kingspan Kooltherm K103 insulation between joists. Construction to give min 0.18W/m²K

Glazing:
Glazing within critical locations as defined in 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.

Rainwater Goods:
Rainwater goods to match existing.
Surface water to go to soakaway min 5m from building.

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

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.

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.

Flat Roof:
Single ply membrane fixed to Manufacturers recommendations on 19mm thick exterior grade plywood on s/w timber fillets to give falls on 195x50mm s/w timber joists at 450 centres. 120mm thick Celotex XR4120 insulation between joists. Celotex PL4000 50 +12.5mm plasterboard and skim finish to underside. All to meet 0.15 W/m² K
Soffit ventilation to be provided to flat roof equal to continuous strip 5mm wide. 10mm wide at eaves
Vapour control layer to be applied to underside of insulation

General:
New windows to be PVCu double glazed with low-e glass and 16mm air gap to give average u-value of 1.4W/m2K.
Hardwired smoke detectors to be fitted at all floor levels.
8000mm trickle vents to new bedroom window to give background ventilation.

General:
Lintels/ beams to have min 150mm end bearing.
Thermostatic radiator valves and insulated pipework in un-heated spaces required to any new heating.
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.
Smoke detectors to be mains operated and battery backup
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.

A		
	Date	Revisions

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Client
Mr & Mrs Hawkes

Project
Proposed Alterations
22 Old Mill Lane
Thurgoland
S35 7AG

Title
Proposed Plans and Elevations

Scale	1:50		
Drawn by	JRH	Date	Dec 2023
Drawing No.	1344-02	Revision	