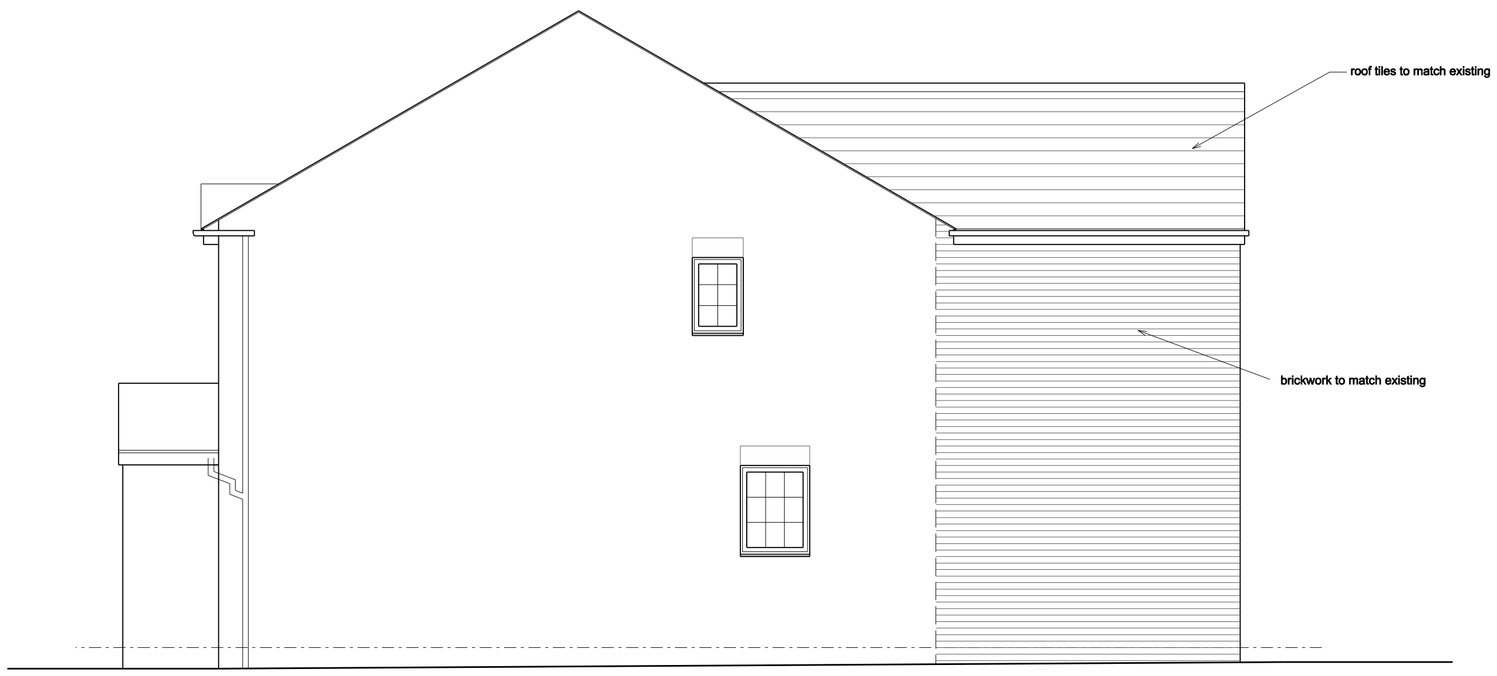
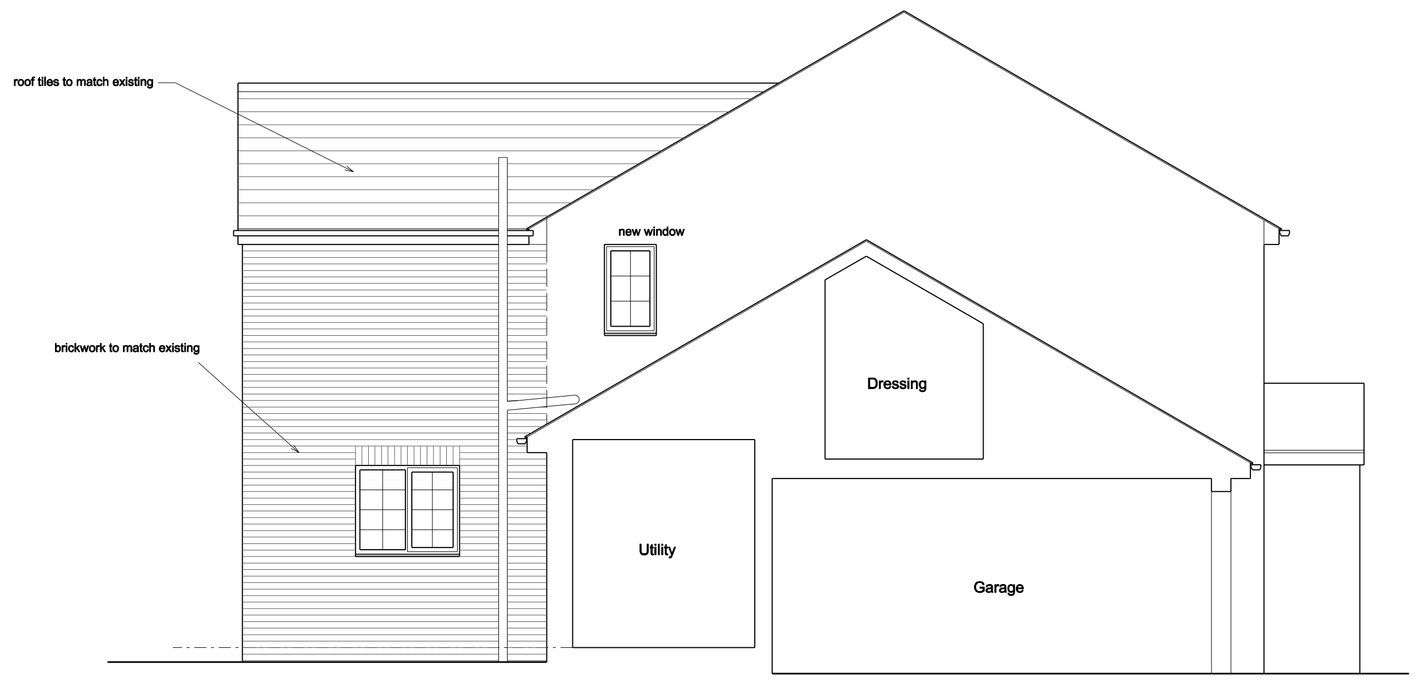
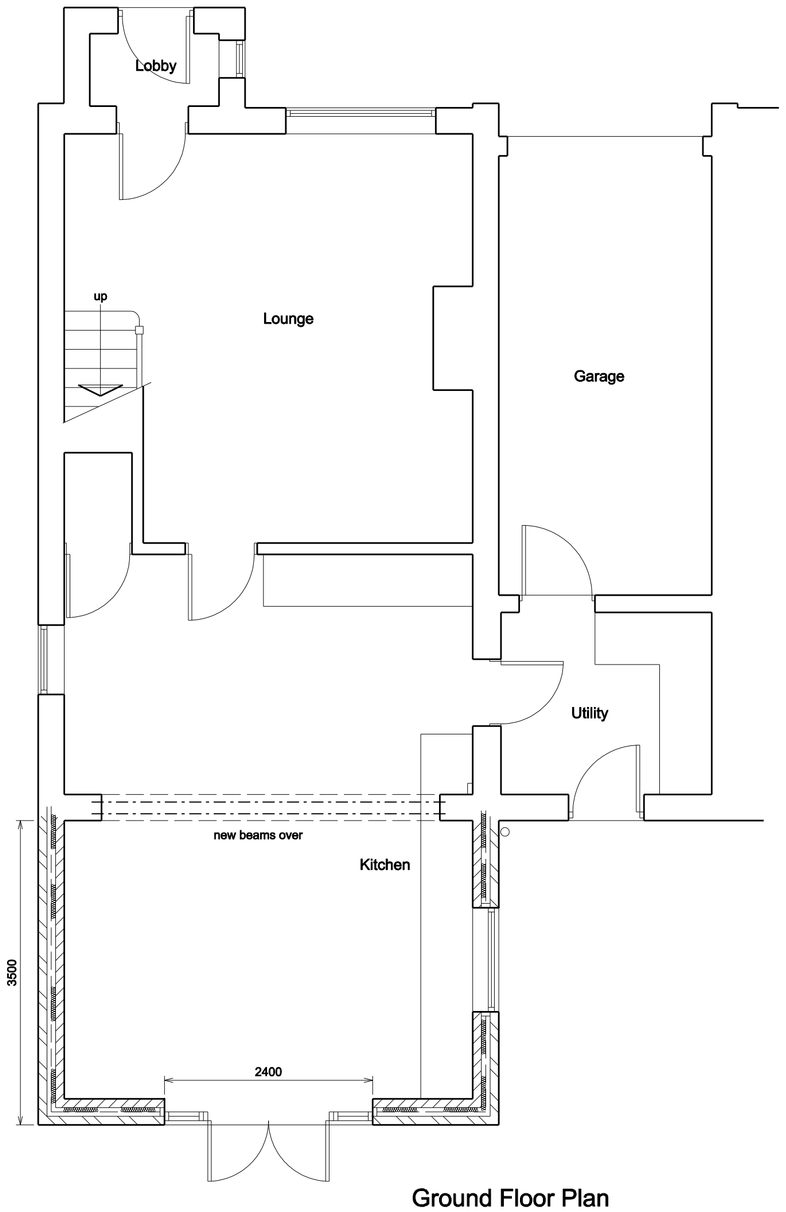


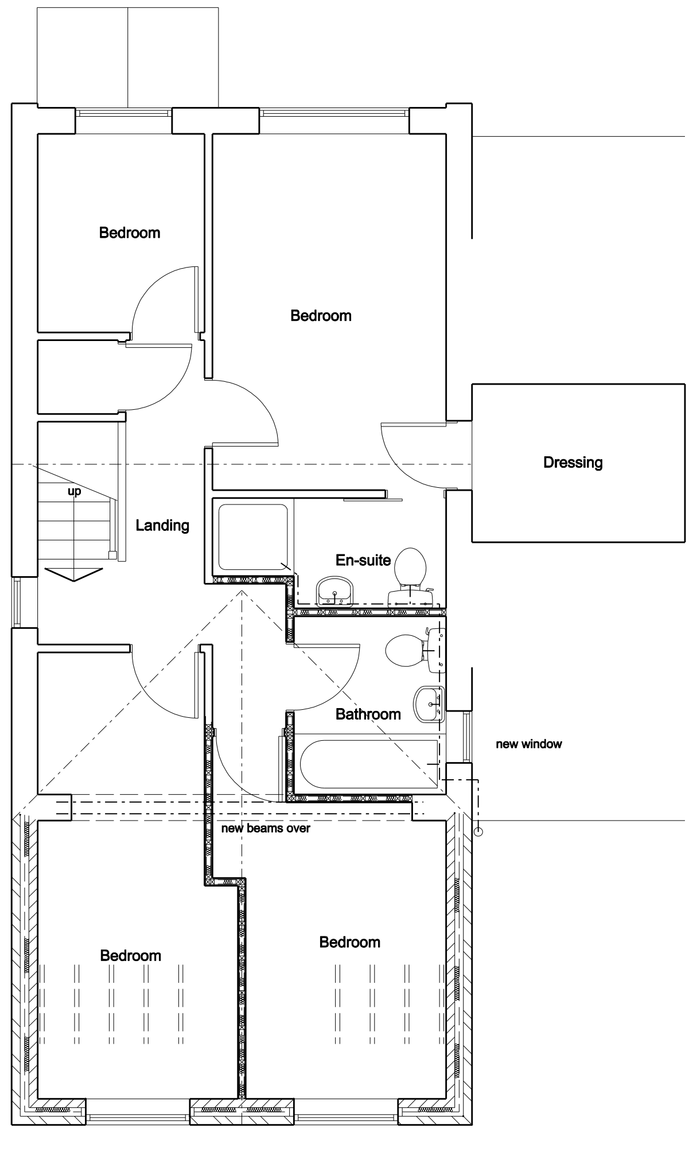
Side Elevation



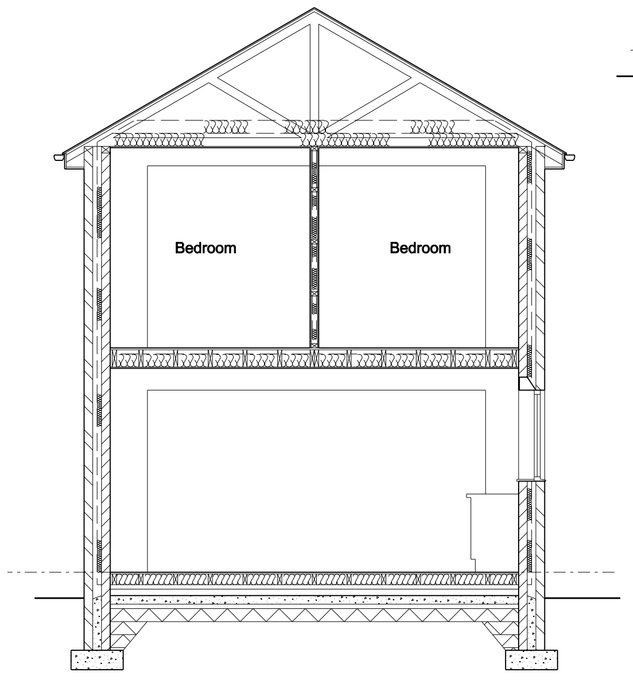
Side Elevation



Ground Floor Plan



First Floor Plan



Typical Section



Rear Elevation

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.
D.P.M. to be 1200 gauge Visqueen,to run continuously to outer leaf, lapped and taped at all joints with a tray provided where passing through wall.
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.

Calculations for roof trusses, rafters and steelwork to be submitted to Local Authority for approval.
Smoke detection to be provided and to be interlinked on separate circuit connected to consumer unit and battery backup.
Extract fans are to be provided:
Bathrooms - 15 litres/sec.
Kitchen - 60 litres/sec (30litres/sec if associated with a hob)

Double joists required under stud partitions.
12.5mm thick Gyproc Fireline board to new steelwork to give min. 1/2 hr fire protection. Fixed to manufacturers recommendations
S & vp to terminate min 900mm above any opening within 3.0m.
No waste connections within 200mm of w.c.connection to s & vp.
Baths or showers on joisted floors to have flexible joint to wall.
Waste pipes 38mm dia. Max length 3.0m. All to be fitted with 75mm deep seal traps.
New windows to be PVCu double glazed with low-e glass and 12mm air gap to give average u-value of 1.6W/m2K.

Thermostatic radiator valves and insulated pipework in un-heated spaces required to any new heating.

Smoke detectors to be mains operated.

COPYRIGHT: This drawing and design and all the information contained therein is the sole copyright of M J H Design and reproduction in any form is forbidden unless permission is obtained in writing.
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.

Lintels:
'Catnic' or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.

External Walls:
100mm thick brickwork to match existing outer leaf to Local Authority Approval, 100mm cavity, 50mm thick Celotex double-GA2000 wall insulation, 100mm thick blockwork inner leaf.
Construction to give min. 0.28W/m^2 K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

First Floor
19mm thick flooring grade chipboard on 225x 50mm s/w timber floor joists at 400mm centres, size to be confirmed by Structural Engineer.
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.

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.

Roof:
Roof tiles to match existing fixed to 38 x 25mm s/w battens to Manufacturers recommendations on Kingspan Nilvent breathable membrane on trussed rafters designed and manufactured by specialist. Details to be submitted before manufacture.100 x 75mm wallplate fixed to wall at 600mm centres.
150mm Kingspan insulation laid between joists.
150mm thick Kingspan Insulation laid over joists,
Min. 50mm clear air space required above insulation.
12.5mm plasterboard to underside and skim finish.
All joints to have scrim tape.

General:
Lintels/ beams to have min 150mm end bearing.
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.
New beams to be seated on concrete padstones to Structural Engineers details
Galvanised steel restraint straps required to wallplate at max. 2.0m centres.
Galvanised steel restraint straps required to first floor joists fixed acros 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.

A		
	Date	Revisions

© Copyright

MJH Design
Architectural Services

53 Bartholomew Street
Wombwell
Barnsley
S73 8LB

Tel: 07887548711
e-mail: concorde.mjharper@virgin.net

Client
Mr & Mrs S. Garrett

Project
Proposed Alterations
11 Riverside Gardens
Bolton upon Dearne
Rotherham
S63 8NX

Title
Proposed Plans and Elevations

Scale 1:50	
Drawn by MJH	Date June 2018
Drawing No. 1151-02	Revision