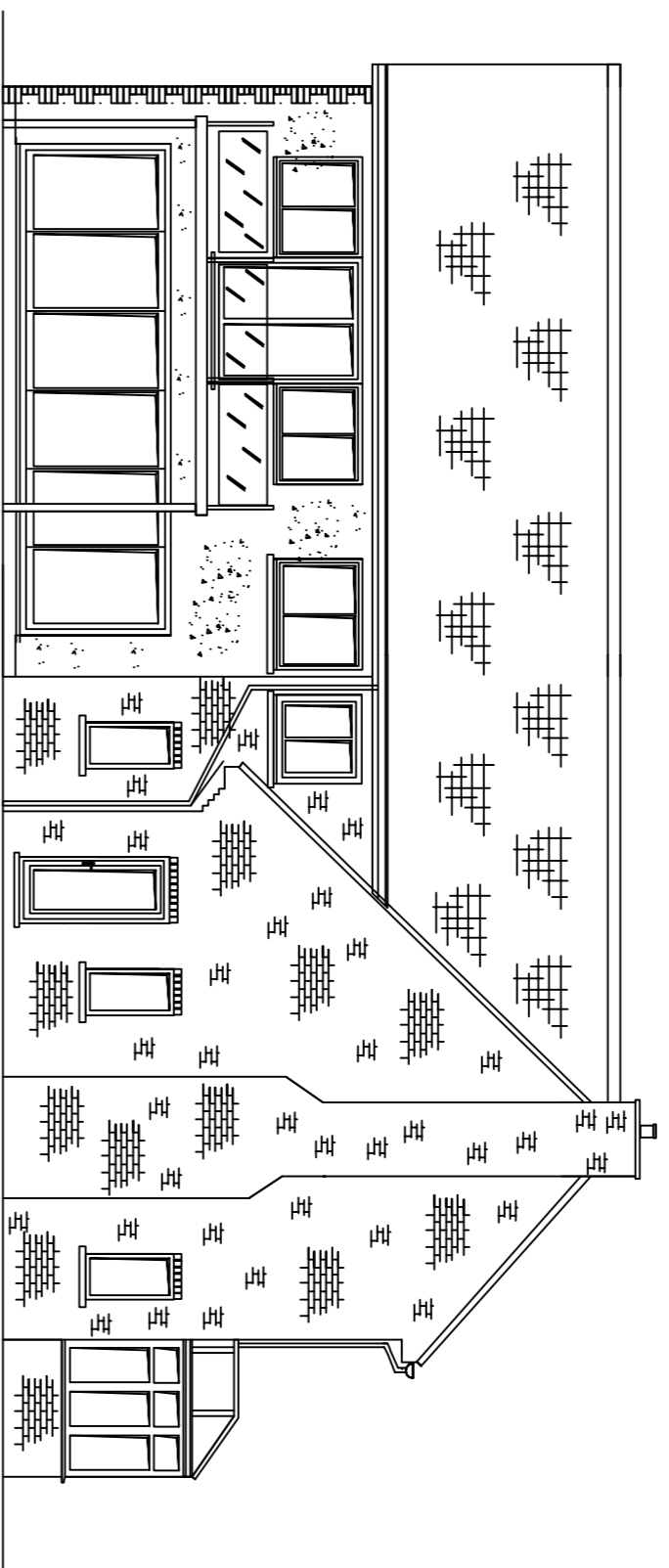
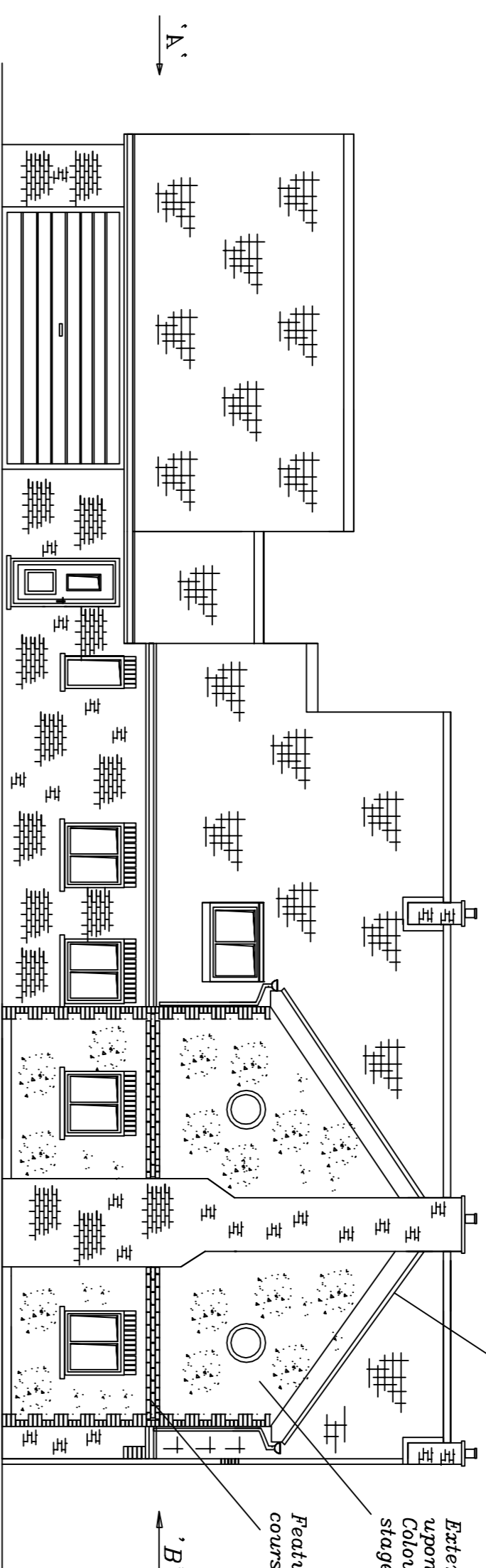


--- *Concept Design Services.* ---

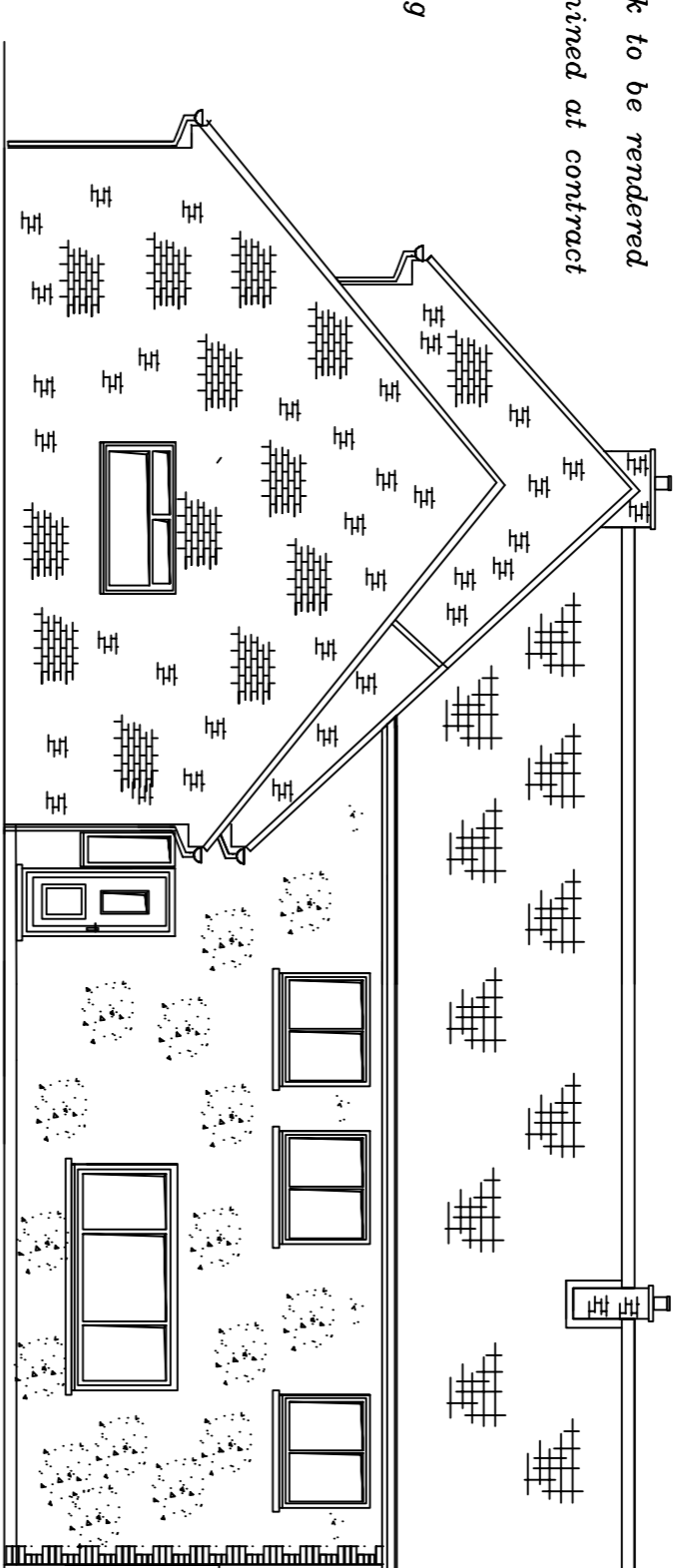
Tel : 07526 542108.  
E Mail : cds.des65@yahoo.co.uk



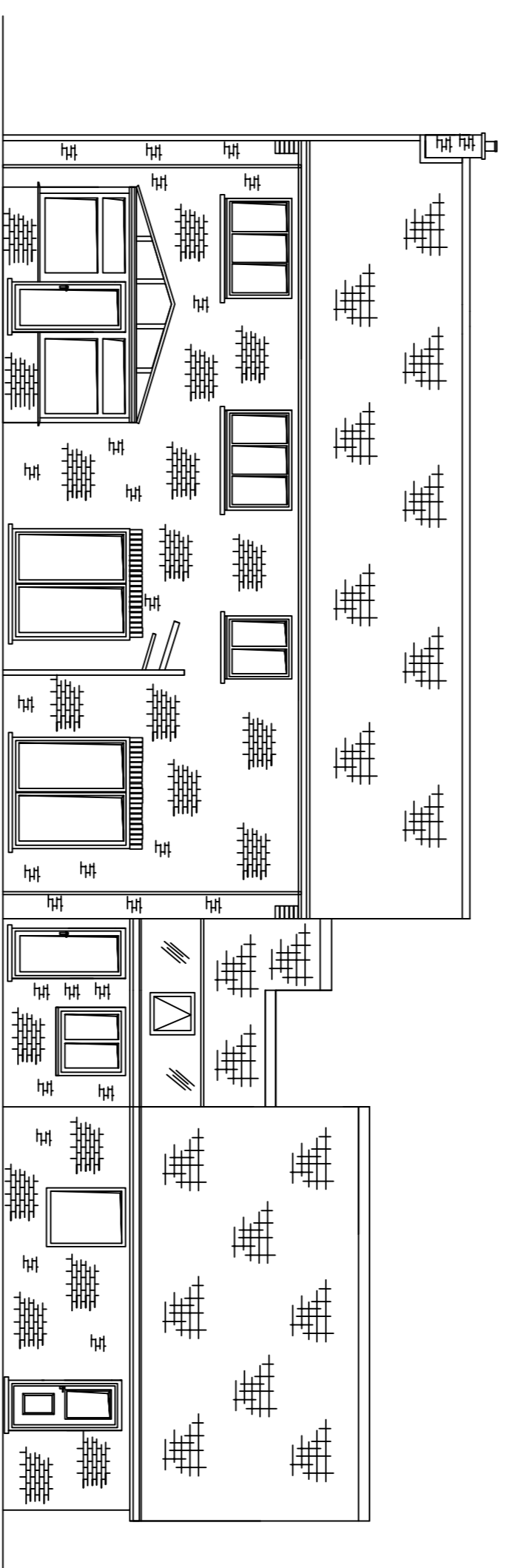
*Proposed Side Elevation*  
*View on arrow 'B'*



*Proposed Front Elevation*



*Proposed Side Elevation*  
*View on arrow 'A'*



*Proposed Rear Elevation*

Roof tiles to be selected at contract stage. Samples to be provided to L A

External block work to be rendered upon completion. Colour to be determined at contract stage.

Feature brick string course.

All cavities to be continuous.

Concrete pad stones to all support lintels & steelwork (Min bearing 150mm) cavity barriers (9mm Masterboard or brick on edge)  
Foundations within 900mm of drains to be taken down to drain invert level.  
Depth of foundations to be taken down to solid strata to Local Authority approval.  
Open flow ventilation to be provided to roof space in accordance with B S 5250 : 1989, clause 9.1

All understore drainage to be enclosed in 150mm concrete R C stress relieving lintels to be installed where drains run through proposed walls.  
All drains from 100mm plastic, flexible jointed pipe work.  
All underground pipe work to be laid to falls & sealed on 150mm selected pea gravel.  
All new drains to be connected to existing foul water drains.  
All drains to be tested upon completion.  
All drainage to Local Authority approval.

**Foundations.**  
All new foundations to external walls to be concrete strips generally 600mm wide x 200mm deep, subject to Local Authority Building Inspector. All foundations to be taken down to an approved depth required by the Building Inspector, subject to a minimum of 450mm frost protection & 1000mm deep in clay/sub-strata. Depth of excavation to be lower than invert level of any adjacent drainage.

**Floor Construction.** --  
1600g polythene membrane carried up over DPC minimum 300mm laps.  
150mm thick Kingspan rigid floor insulation, installed & stabilised strictly in accordance with manufacturer's written & verbal instructions.  
25mm thick rigid floor insulation turned up at perimeter of floor to stop cold bridging.  
75mm thick sand cement screed finish suitable for carpets, ceramic tiles etc.  
Floor to have U value of 0.22 W/m2C.

**Wall Construction.**  
Outer skin from 100mm External grade blockwork rendered upon completion.  
100mm Celcon block inner skin complete with an 100mm wide cavity filled with Dyrtherm insulation installed to manufacturer's written & verbal instructions.  
Blocks to have a density not less than 600kg/m3. Block work mortar to be in accordance with BS 5628.  
Galvanised steel wall ties would be installed to stabilise walls set at 900mm horizontal centres & 450mm vertical centres. (Staggered)  
Kingspan rigid cavity insulation to be continuous (ie no gaps) with roof insulation at eaves to eliminate cold bridging.  
Wall to achieve a U value of 0.28W/m2C.

**Below D P C.**  
102.5mm Engineering brickwork to BS4729:1971 from D.P.C.level to minimum 2No courses below external ground level. Remaining wall to be 100mm thick Thermalite concrete blocks for use below ground level all bedded on gauged mortar.  
**Damp Proof Course.**  
Damp proof course to be Ruberoid Building Products Ltd Hyloard pitch polymer continuous damp proof course to BS 743 at a minimum height of 150mm above ground level to all external walls.  
**Lintels.**

CNT Cubric CNT lintels to be installed above all doors & windows (minimum bearing 150mm).  
Roof section constructed from softwood roof trusses supported at wall on timber wall plate.  
Type4 (Or similar breathable roofing felt).  
25mm x 38mm treated timber battens fixed to roof timbers.  
Roof tiles to be selected at contract stage, samples to be provided to L A for approval.  
200mm softwood fascia.

Vertical & horizontal dpc's to all cavity closures.

Windows to open 1/20th room floor area along with controllable trickle vents with an equivalent area of 5000mm2.  
Where opening restrictors are to be provided the opening lights are to be increased in size to 1/10th room floor area.

**General Notes:**--

No work to begin before Planning Permission. (If required) is granted.  
No work to commence before Building Regulation approval is granted.  
Concept Design Services accepts no responsibility for work undertaken before Building Regulation approval is obtained.  
Where necessary, all work to be verified by Building Contractor prior to work commencing.  
Any deviance to these plans are to be reported to Concept Design Services prior to work commencing.  
If the work falls within the provisions of the Party Wall Act 1996, it is the responsibility of the contractor to obtain the necessary written permission from the adjoining owner. If the written permission is obtained, the commencement date & that written permission is obtained. All provisions of the Party Wall Act 1996 (Where necessary) to be adhered to.

*Scale 1 Rep 100.*

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02/10/23