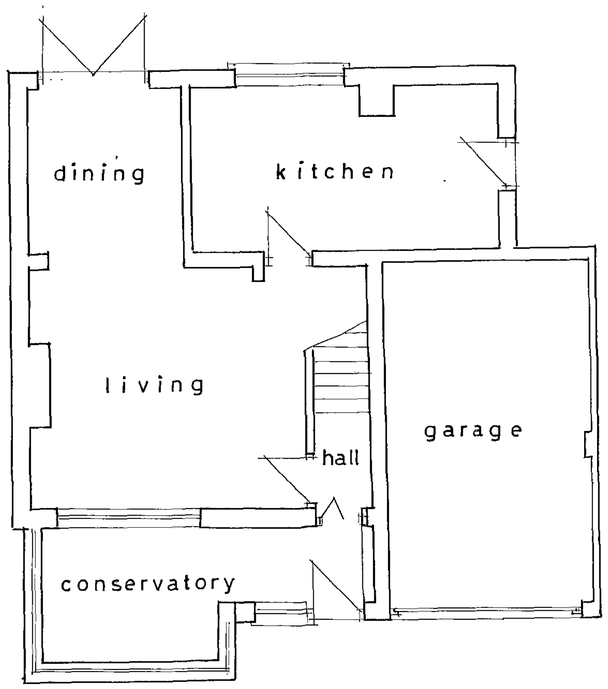
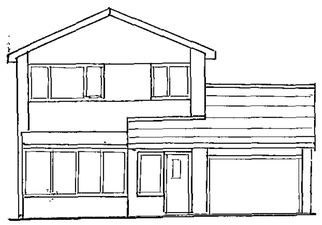
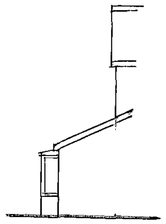


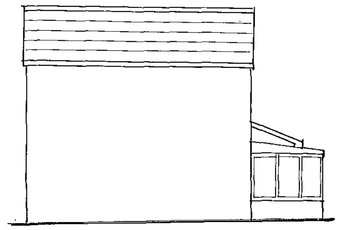
EXISTING PLAN



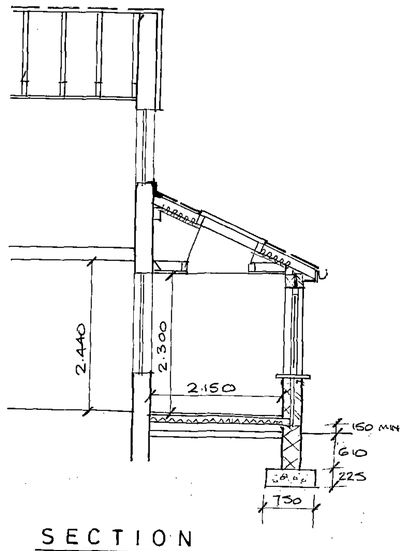
EXISTING FRONT



EXISTING SIDE



EXISTING SIDE



SECTION

ROOF: Marley Smooth Double Roman concrete interlocking roof tiles in colour to match existing house roof, tiles laid with 100 headlap on 38 x 25 battens on untearable felt with verge and eaves tiles twice clipped; 125 x 50 rafters at 600 centres at 27.5 degree pitch (to match existing garage roof); rafters to bear on wallplate and on 150 x 75 timber bearer rawlbolted to existing house wall; 100 x 75 treated wallplate fixed to blockwork at 1.8 metre centres with 30 x 5 x 600 once bent galvanised m.s.straps; 147 x 50 ceiling joists at 600 centres fixed to wallplate one end and hung off proprietary joist hangers screwed to house wall other end; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max 1/3rd span built into wall and nailed across first 3 rafters and ceiling joists; PVCu soffit and fascia board with ventilators at soffit to give an equivalent area as 12mm continuous air gap at eaves with proprietary ventilation tiles at ridge at 900 centres to promote through ventilation; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 60 mm Kooltherm K7 pitched roof board between rafters and 70mm Kooltherm K18 insulated dry lining board to underside of rafters to give a U value of 0.17; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer and to match existing house; 75 cavity and 100 Thermalite "Turbo" insulation block inner leaf with 3mm plaster skim on 12.5mm internal plaster board fixed with plaster dabs; full cavity wall insulation to be Rockwool mineral fibre to give U value of 0.29; cavity walls to have flexible stainless steel wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Thermabate insulated cavity closer at openings fixed in accordance with manufacturers instructions; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 7N/sq.mm Thermalite tongue and groove trench blocks; Catnic Cougar CG70/100 open back lintels to with min 150 end bearing; tray dpc over lintels with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc; **Cavity walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by local Building Inspector; cavity walls to make gable up to roof level adjacent to existing extension generally as above built off Spanlite R6 prestressed concrete lintels**

FLOOR: 25 ptg boarding on 147 x 47 joists in Class SC3 timber at 600 centres built into load bearing walls both ends; 30 x 5mm lateral restraint straps at 1/3rd span built into brickwork and nailed across first three joists with timber noggins to brace straps; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 110 thick Celotex tuff-R zero GA3000 insulation board fixed between joists on 25 x 25 timber battens screwed to joists or Celotex insulation clips to achieve a U value of 0.22; 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists

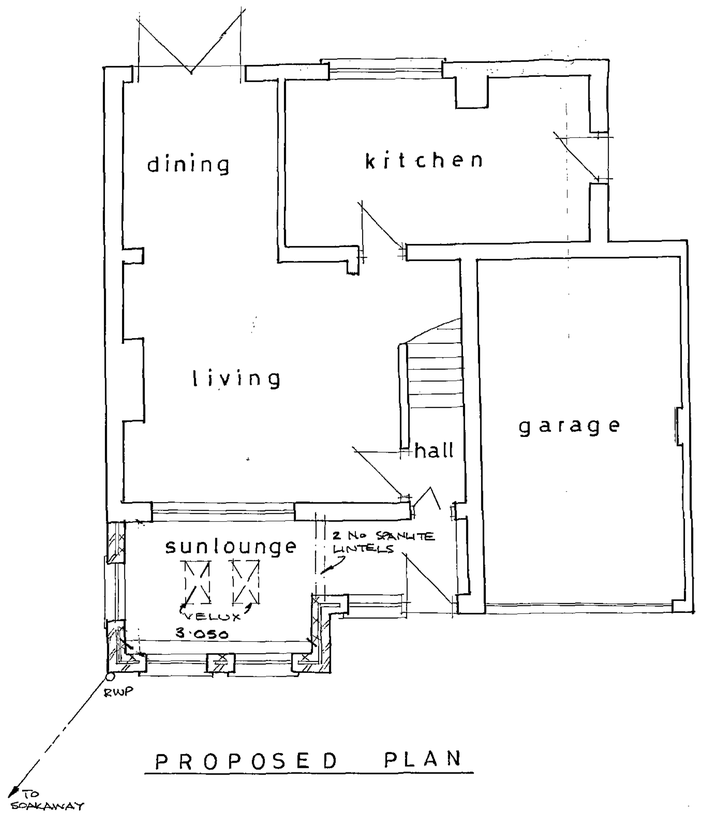
VENTILATION: New windows to be 16mm Argon filled double glazed PVCu units fitted with low E coating glass; opening area minimum 5% floor area of room; windows to have "trickle" ventilation 8000 sq.mm in area; Safety glazing to BS5206 to windows

"Velux" 550 x 780 Type GGU 0059 roof windows (or similar approved) fixed between trimmed rafters in accordance with manufacturer's instructions; roof windows to be triple glazed units fitted using proprietary fixing kits and flashings; roof windows boxed through roofspace to form light tunnel through extension ceiling

DRAINAGE: 110 x 63 gutters to discharge to new 63 square downpipe to new rainwater gully; gully to discharge to 1 cu.m soakaway situated min 5 metres from any structure; soakaway filled with clean hardcore free from vegetable and flaky material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground; drain connections made using 110 diameter plastic pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40

PLUMBING: Central heating insulated in accordance with requirements of Building Regulations; Thermostatic radiator valve to new radiator;

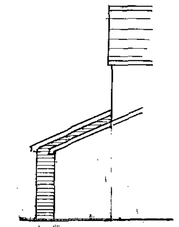
ELECTRICS: All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector; (40%) of new lights to (utility room and study) to have energy efficient fittings



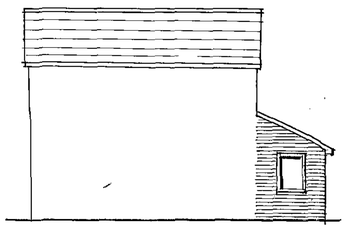
PROPOSED PLAN



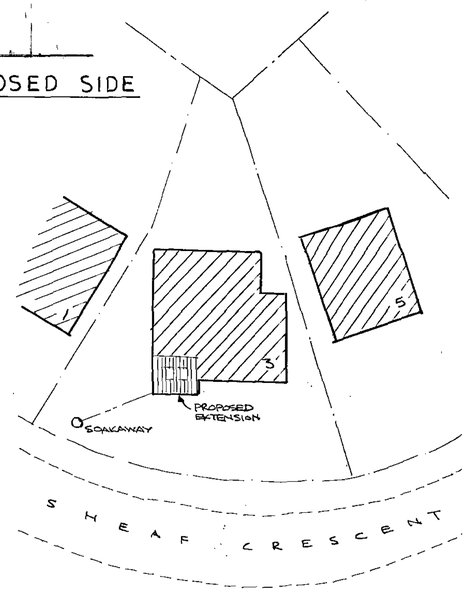
PROPOSED FRONT



PROPOSED SIDE



PROPOSED SIDE



SITE 1:200

RECEIVED
02 MAR 2017
CIVIC CENTRE
ROTHERHAM

PROPOSED SINGLE STOREY EXTENSION to REPLACE EXISTING CONSERVATORY at FRONT of No. 3 SHEAF CRESCENT, BOLTON on DEARNE, ROTHERHAM

SCALES 1/50th and 1/100th