

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, new lights to have energy efficient fittings

Smoke detectors/alarms: Optical type smoke detectors/alarms to landing and hallway and heat detectors/alarms in kitchen fitted in accordance with BS 5839-6:2004; detectors to be wired to mains electricity with separate fuse in fuse box; 3 hour battery backup to detectors; alarms interconnected so that all sirens sound if one alarm triggered

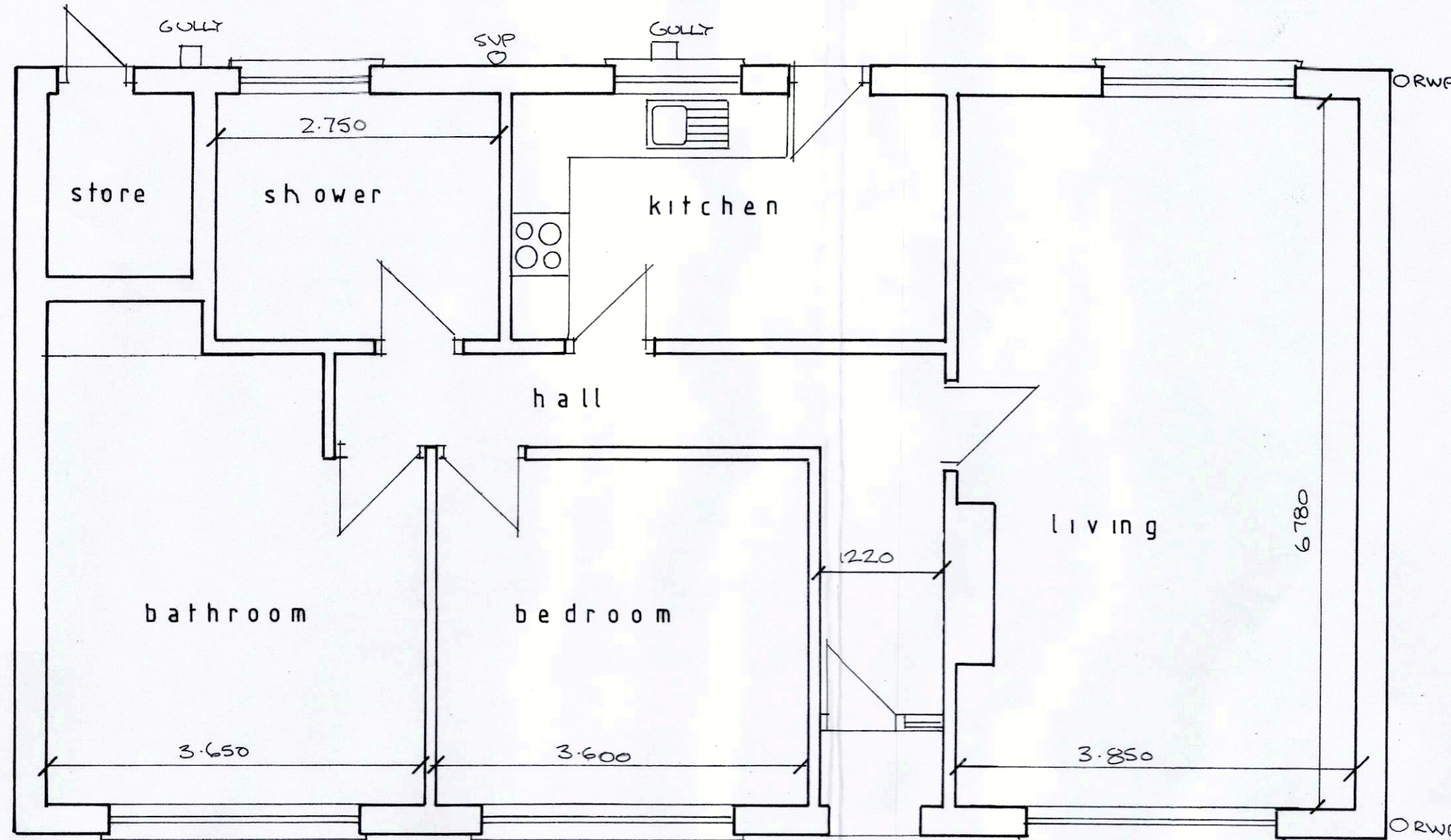
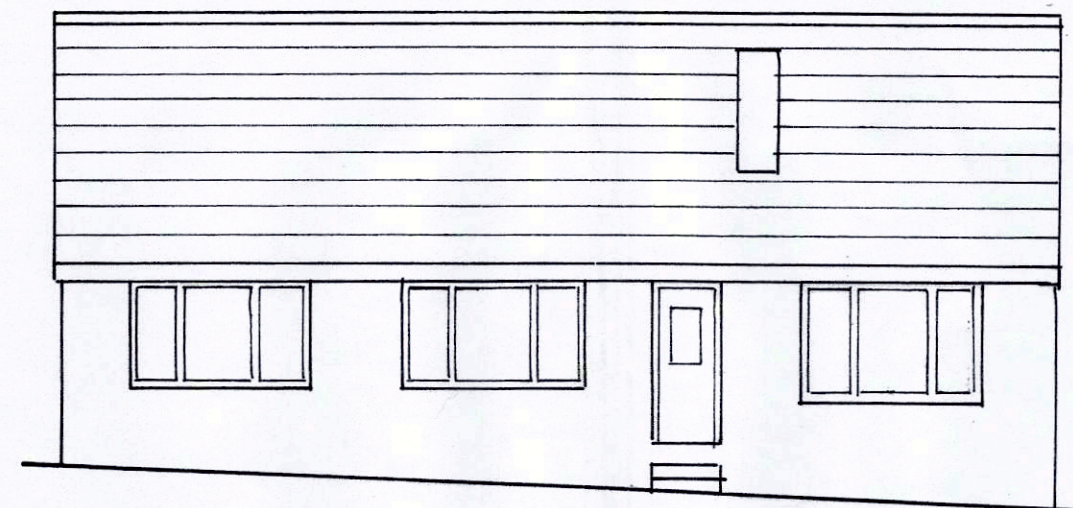
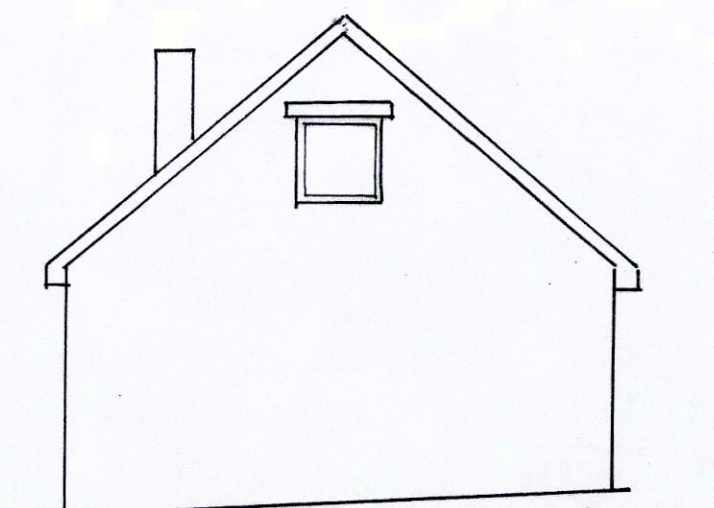
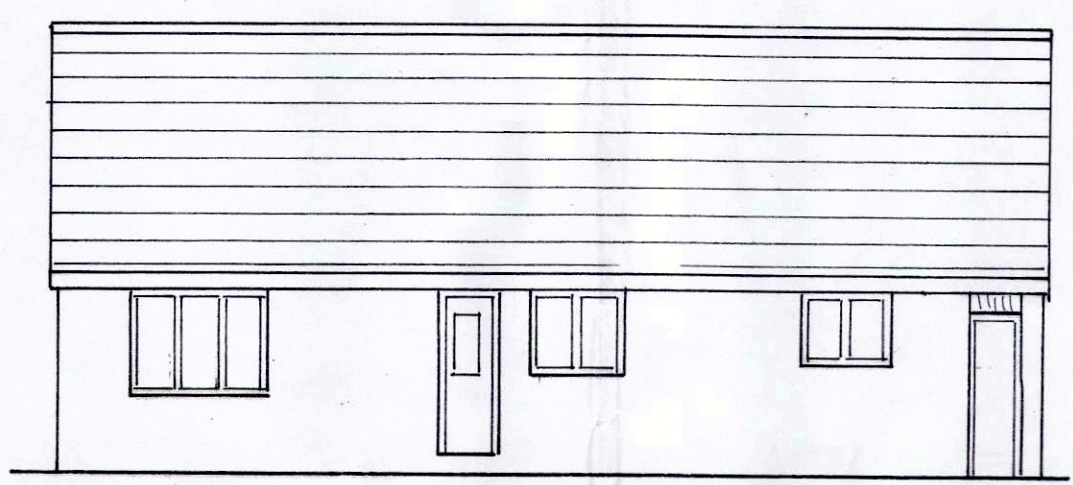
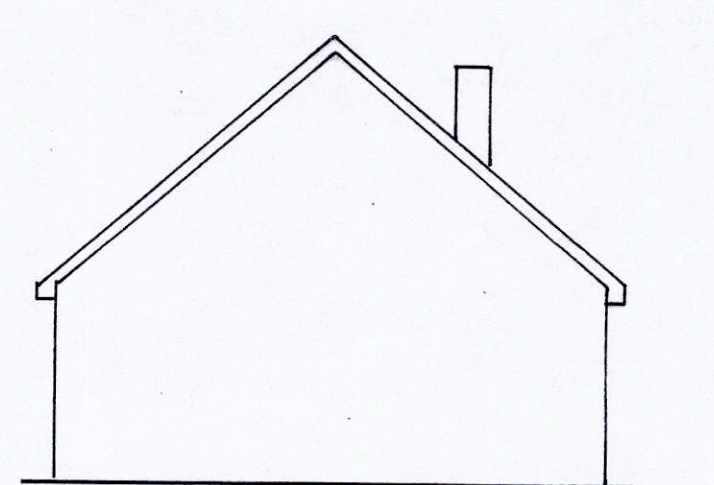
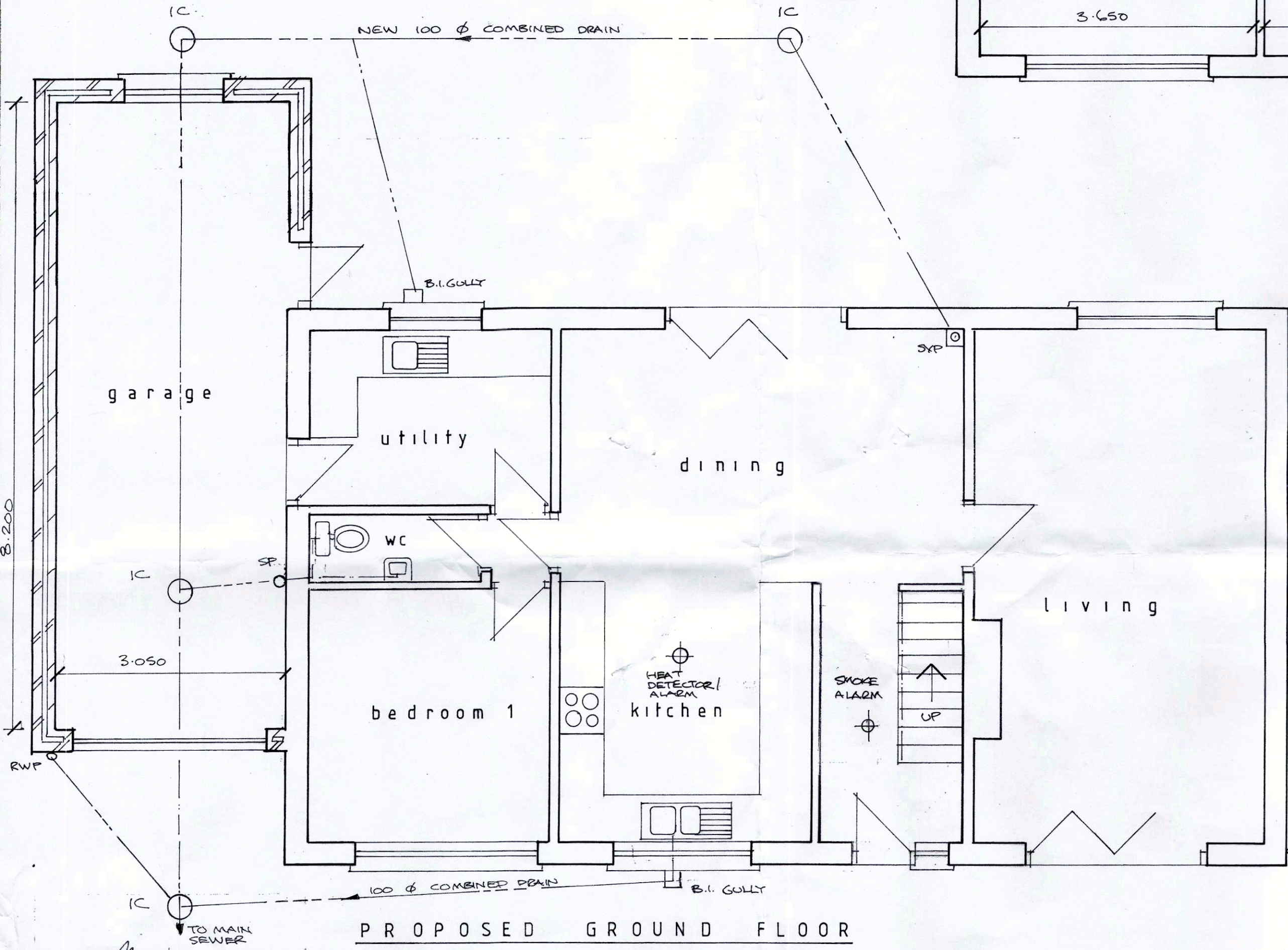
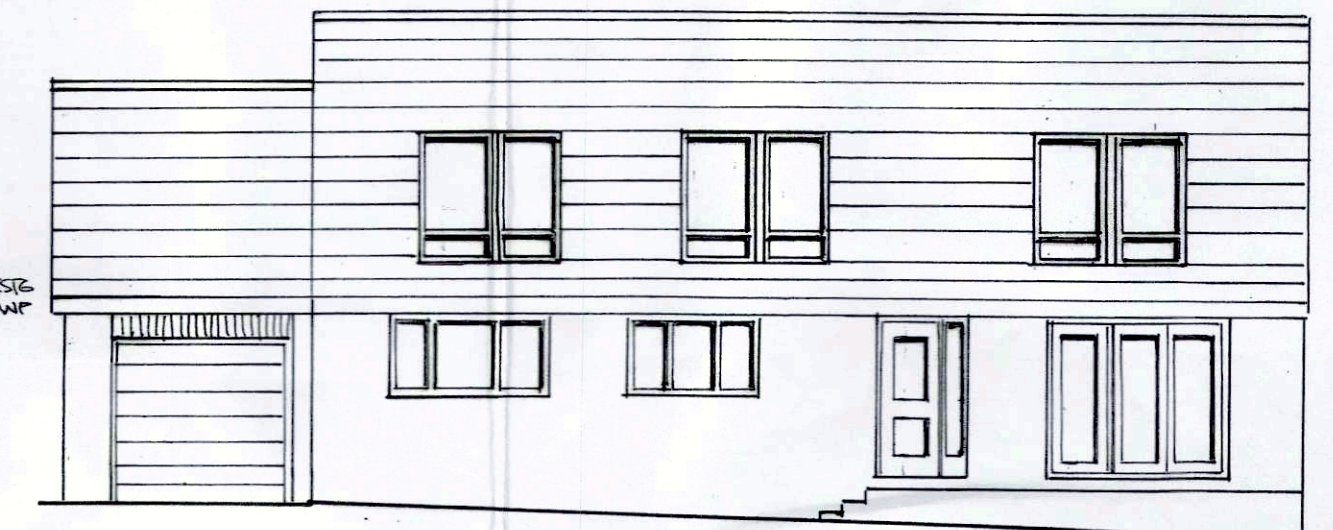
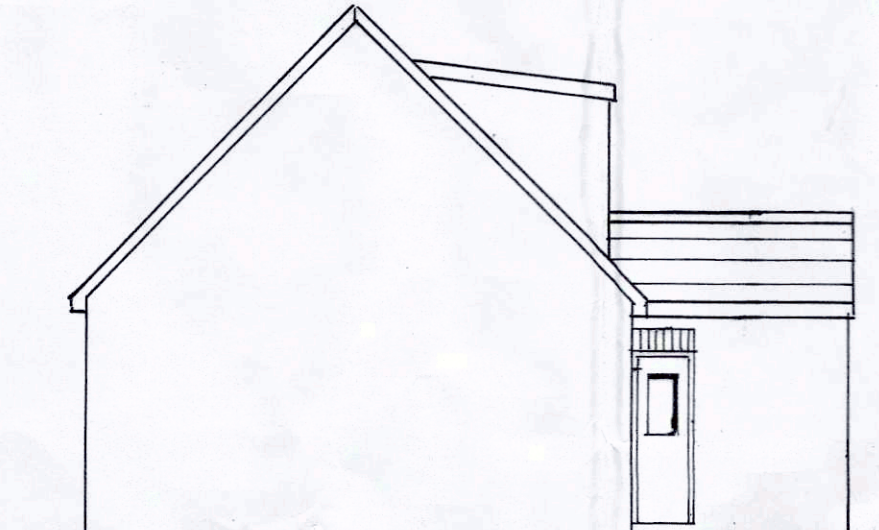
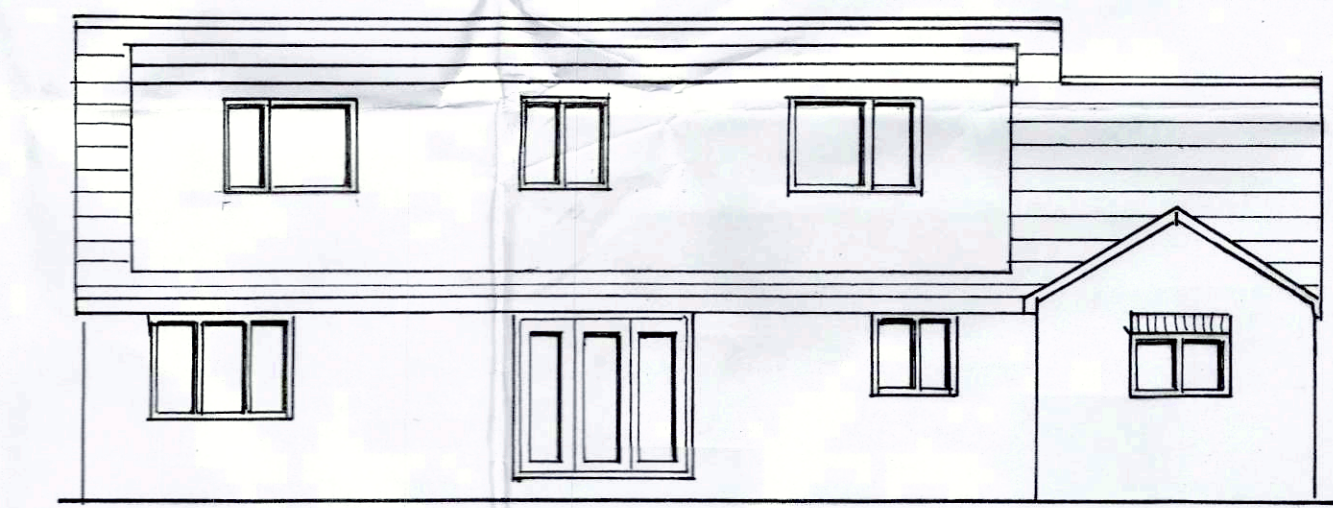
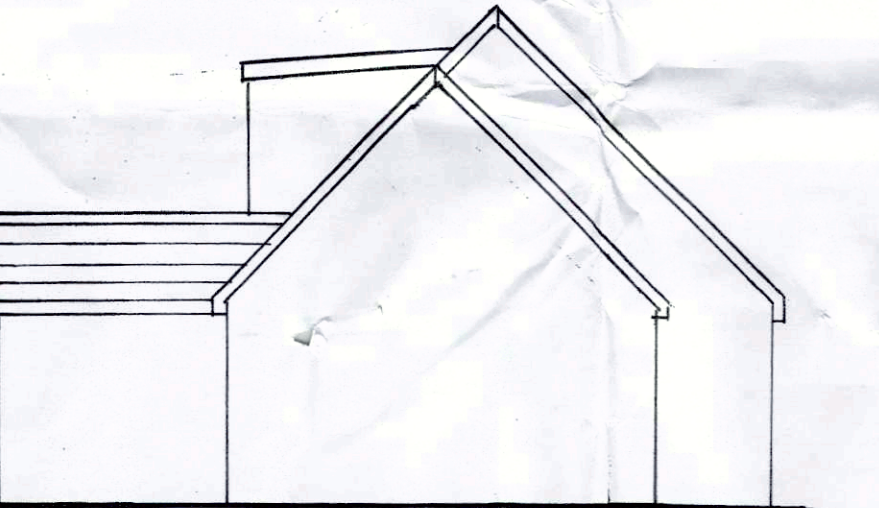
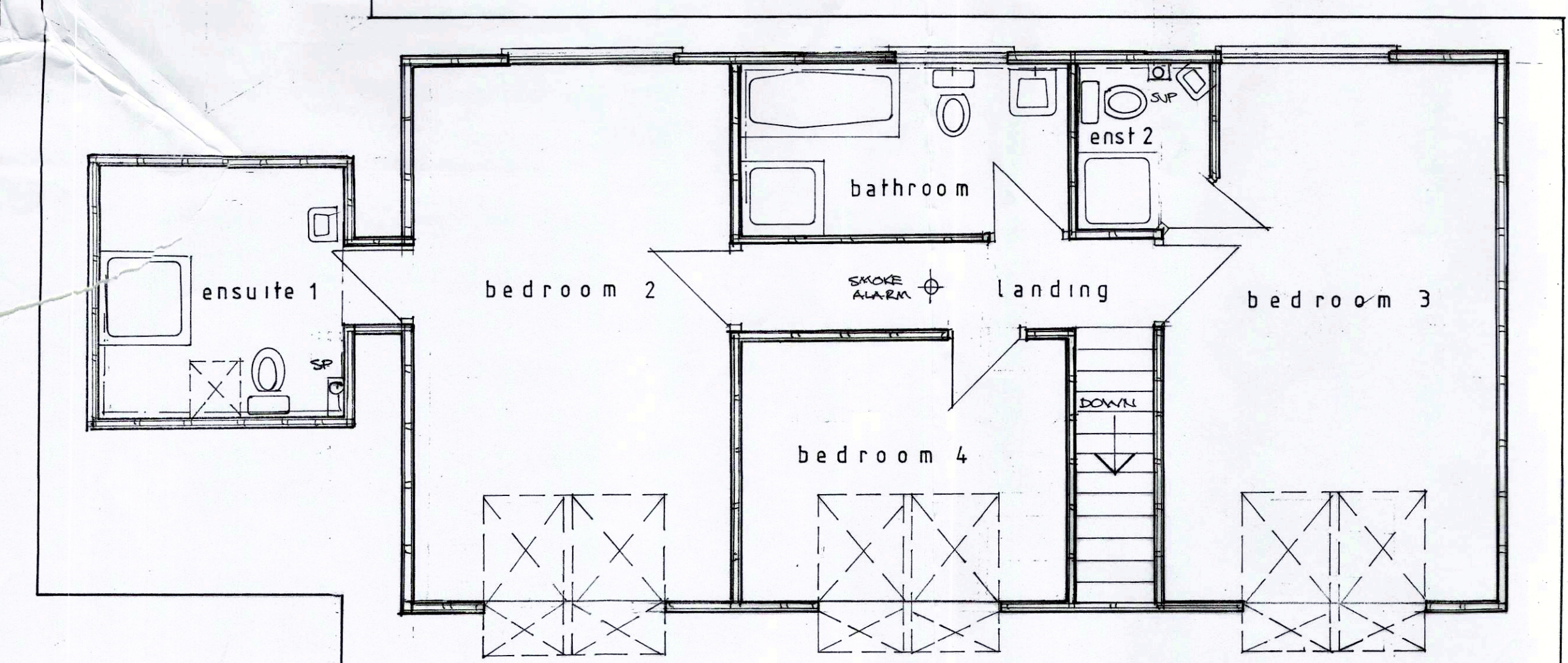
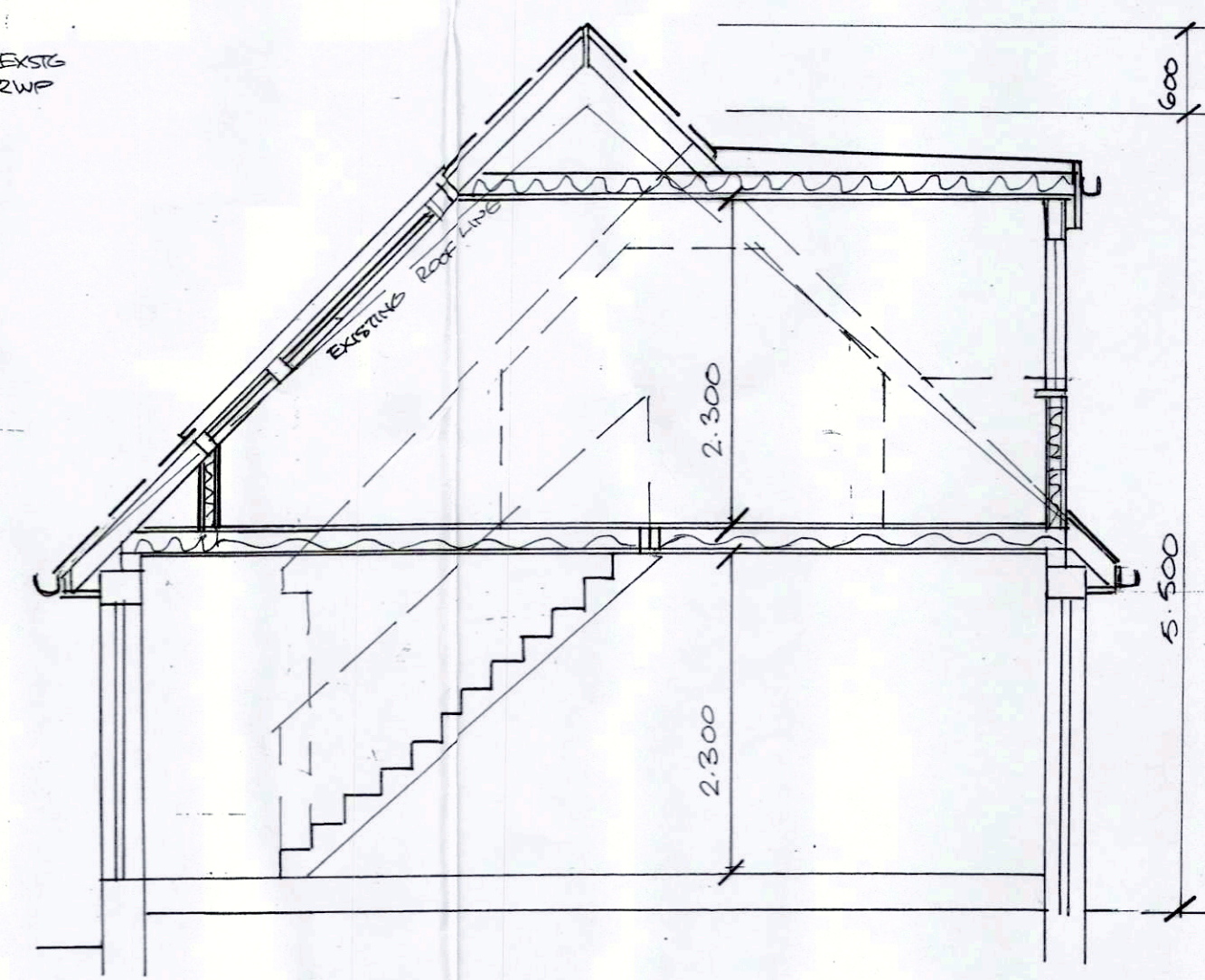
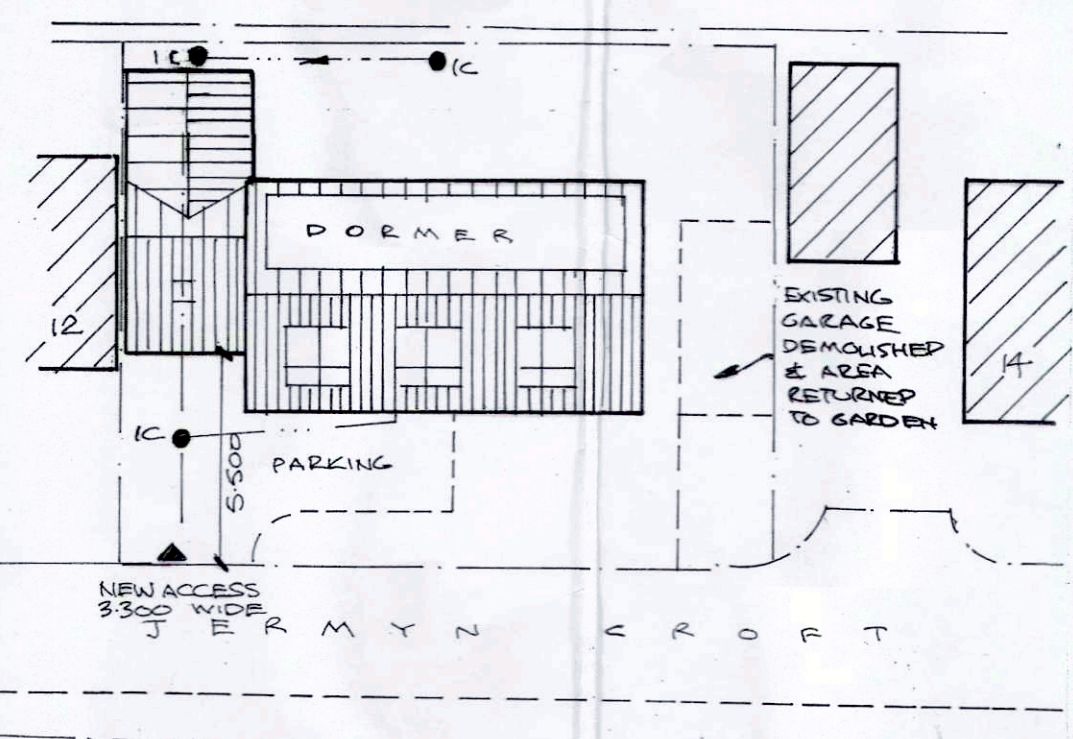
PLUMBING: Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; Thermostatic radiator valves to all new radiators; Hot and cold water to wash hand basin and bath with hot tap located on left hand side of basin; All work on gas fire and boiler installation to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector

DRAINAGE: Ensuite 2 and Bathroom to discharge to new 100 diameter plastic SVP with slow radius bend to new drain and terminating in bird proof terminal at top min 1,000 above any openable window; Ensuite 2 internal WC to new SP fitted with a Ventapipe 100 (or similar approved) air admittance valve complying with requirements of BS EN 12380:2002; 75 deep seal traps to all appliances with 32 waste to hand basins, 38 waste to showers/bath and 100 waste to WCs; no waste connected to SVP or SP within 200 of WC connection; utility room sink to new back inlet gully; kitchen and utility room sinks to have 38 wastes and 75 deep seal traps; roof water to discharge to existing downpipes served by existing soakaways; existing defective drain removed and new realigned drain constructed using 110 diameter PVC pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new 450 dia polypropylene ICs on 150 concrete base with cast iron cover and frame; cast iron screw down frames on gaskets in garage; private drain passing under extension protected by taking foundation below level of pipework with concrete lintel to support walls over top; all work to satisfaction of Local Building Inspector

BOUNDARY WALLS: walls to existing driveway access to be sealed by dwarf wall to match existing in 225 thick English Garden Wall bond built off 150 thick x 450 wide concrete foundations min 300 below garden level; new 3,300 wide driveway access formed to Jernyn Croft to specification and to satisfaction of Local Highway Authority

NEW DRIVEWAY: Permeable block paving to be 60mm permeable blocks, sample and colour to be submitted to Planning authority for approval before construction starts; blocks restrained at edges with 150 x 50 precast concrete edging stones to BS EN 1340 on concrete bed and back haunch

Remove existing 37.5 degree rafter, purlin and ceiling joist roof and chimney in roof space, seal off fue.
Existing foundations to be exposed for inspection by Local Building Inspector to confirm suitability to carry additional load
Existing lintels to openings to be exposed for inspection by Local Building Inspector to confirm suitability



Ventilation: New windows to be 24mm double glazed PVCu units fitted with low E coated glass; opening area minimum 5% floor area of room served; 4000mm² trickle ventilation to bathroom and ensuite and 8000mm² to all other rooms; escape windows to first floor bedrooms with unobstructed openable area minimum 450 high x 450 wide and bottom of openable area min 1100 above floor level

Velux PK19 1980 x 2520 Cabrio balcony roof windows (or similar approved) to Bedrooms 2, 2 and 4 fitted using proprietary fixing kits and flashings in accordance with manufacturer's instructions

Toughened safety glazing complying with BS6206:1981 to Bifold doors and to any glazing between finished floor level and 800 in windows and between finished floor level and 1500 in doors; PVCu doors min U value of 1.8 W/m²K; windows min U value to be 1.6 W/m²K

Bathroom: vented with window having obscure glazing and some part of opening light 1.750 above floor level and mechanical extractor fan min 15 litres/sec intermittent extraction rate

Ensuite 1 to have Velux 550 x 780 Centre-Pivot Roof Window type GGU fitted using proprietary fixing kits and flashings in accordance with manufacturer's instructions and mechanical extractor fan min 15 litres/sec intermittent extraction rate

Ensuite 2 to have mechanical extractor fan of 5l/s extraction rate with an additional 15 minute overrun after the light is switched out)

WC vented with mechanical extractor fan to have mechanical extractor fan of 6l/s extraction rate with an additional 15 minute overrun after the light is switched out)

Utility room: vented with mechanical extractor fan of 30 litres/sec intermittent extraction rate

Kitchen: vented with mechanical extractor fan of 60 litres/sec intermittent extraction rate or 30 litres/sec incorporated in cooker hood

New pitched roof to existing bungalow to consist of plain grey interlocking concrete tiles laid on 38 x 25 baling battens on underlay felt to BS EN 13707; proprietary manufacture Room in Roof Dormer trusses at 600 centres at 45 degree pitch; compound trusses at 900 centres to trim roof to stairwell and Velux Cabrio balcony roof windows; trusses designed, manufactured and installed in accordance with BS 5258 Part 3:1985; trusses to have minimum 147 x 46 top and internal chords and min 197 x 46 ceiling chords; all timber in trusses to be Grade TR26 to BS EN 519:1995; trusses nailed both ends to 100 x 75 treated wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised r.n.s.s. strips; 100 x 25 diagonal wind bracing to trusses and 100 x 50 ceiling binders at each node point; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max 1800 centres built into wall and nailed across first 3 trusses on each top and bottom chord member; 10mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to roof space to be 300 Rockwool mineral fibre in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees; sloping part of roof to be 12.5mm foil backed plasterboard with insulation of 80 Kooltherm K7 pitched roof board between rafters and 70 Kooltherm K18 insulated dry lining board to underside of rafters (U value of 0.18 W/m²K); ventilators at soffit to give an equivalent area as 12mm continuous air gap; Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site

Dormer Roof: Bauder Thermoplan T SV 12 single ply non-bituminous waterproof membrane on Kingspan dormer insulation system consisting of 25 thick Kingspan Thermarof TR27 LPC/FM overlay, 50 thickness of Kingspan Optim-R rigid vacuum insulation panel on vapour control membrane of coated roofing felt Type 3B to BS 747:2000; 18mm plywood decking (U value of 0.16 W/m²K); 200 to 50 tilting fillets nailed top of attic truss horizontal chord; roof membrane turned up fillets at roof edges and under pitched roof covering minimum 230; 10mm foil backed plasterboard ceiling with 5mm plaster finish; 200 x 19 PVCu fascia board with 110 x 63 square section gutter to discharge to 50 square downpipe and 45 degree shoe to bungalow roof

New Gable Wall: New gable wall to northern elevation built up off existing cavity wall in 102.5 thick external leaf in brickwork in colour to be approved by Planning Officer and to match existing bungalow; 50 cavity and 100 Celcon 3.6 N/mm² standard grade insulation block inner leaf with 5mm plaster skim finish; full fill cavity insulation in Rockwool mineral fibre wall ties 750 horizontally, 450 vertically, and 225 vertically at openings

Dormer Walls: Marley Smooth Grey plain concrete tiles on 38 x 25 battens with RSL Easy Soaker to battens; 100 x 75 Strength Class C24 timber soft wood studs fixed vertically at 400 centres with head and sole plates and intermediate noggins at 600 centres; dormer cheeks fixed to trusses to new pitched roof; 18mm thick structural plywood glued and screwed to the full height and width of both sides of stud wall; inner face finished with 15mm plasterboard and skim; stud wall insulated with 50 thickness of Kingspan OPTIM-R Dormer System rigid vacuum insulation panel (U value 0.20 W/m²K)

First Floor: 18mm chipboard type P5 or P7 conforming to BS EN 312-5 or BS EN312-7 on bottom chord of trusses; 10mm plasterboard ceiling with 5mm plaster finish with sound insulation of 10 thickness of 45kg/m³ density sound insulation quilt laid on ceiling between bottom chords; 30 x 5mm lateral restraint straps at 1800 centres nailed across first three bottom chords with timber noggins to brace straps

Staircase: 850 wide, 41 degree pitch timber staircase with 200 risers and 230 treads; headroom minimum 2000 measured vertically above pitch line and 1500 measured at right angles to pitch line; handrail fixed to open side of stairs at ground floor level 900 above pitch line with vertical spindles fixed at 100 centres; risers ex 25 timber, treads ex 38 timber and strings ex 250 x 38 timber; 10mm foil backed plasterboard ceiling with 5mm plaster finish to underside; cupboard formed under stairs

EXTENSION:
Roof to extension all as described under new roof to existing bungalow but proprietary manufacturer Room in Roof Attic trusses at 600 centres at 45 degree pitch

Cavity Walls: external leaf in 102.5 thick facing bricks to match existing property, 100 cavity and 100 thickness of 3.6 N/mm² Celcon standard grade block inner leaf with 12.5mm plaster finish; wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eaves and eaves; full cavity fill of Rockwool mineral fibre insulation and Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; wall below ground level to be in 3.6 N/mm² Celcon trench blocks; Celcon Cougar CCG7000 open back lintels with min 150 end bearing over openings with tray dpc over lintels and weep holes in brickwork; dpc to be min 150 above adjacent ground level; cavity walls built off 225 thick x 750 wide concrete strip foundation to be minimum 610 below ground level to top of concrete; foundation will be taken down to depth and suitable strata as required by Part A of Approved Documents and Local Building Inspector

Garage Floor: 150 compacted thickness of selected hardcore; 100 structural concrete with 1200 gauge dpm under 40 concrete screed; dpm tied into adjacent dpcs; min 150 max 200 step down into garage

Half hour fire resistant door between garage/utility with self-closing device closing onto 25 rebates and roller shutter door to garage

GENERAL NOTES:
Internal Block Wall: 100mm thickness of Celcon 3.6 N/mm² standard grade blockwork with 5mm plaster skim finish both sides; internal wall built off minimum 300 x 150 concrete foundation; wall to be honeycombed below floor level with dpc tied into external wall dpc

Stud Partition Walls: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25 thickness of 10kg/m³ mineral fibre bats secured to stud work; floor joists doubled up under studs



AMENDED PLANS Ref: 2017/0201 Mr. James Hyde
EXTENSION at SIDE and ROOMS in ROOFSPACE
with ALTERED ACCESS to HIGHWAY at
No.13 JERMYN CROFT, DODWORTH, BARNSELY

SCALES 1/50th and 1/200th (at A1 PRINT SIZE)