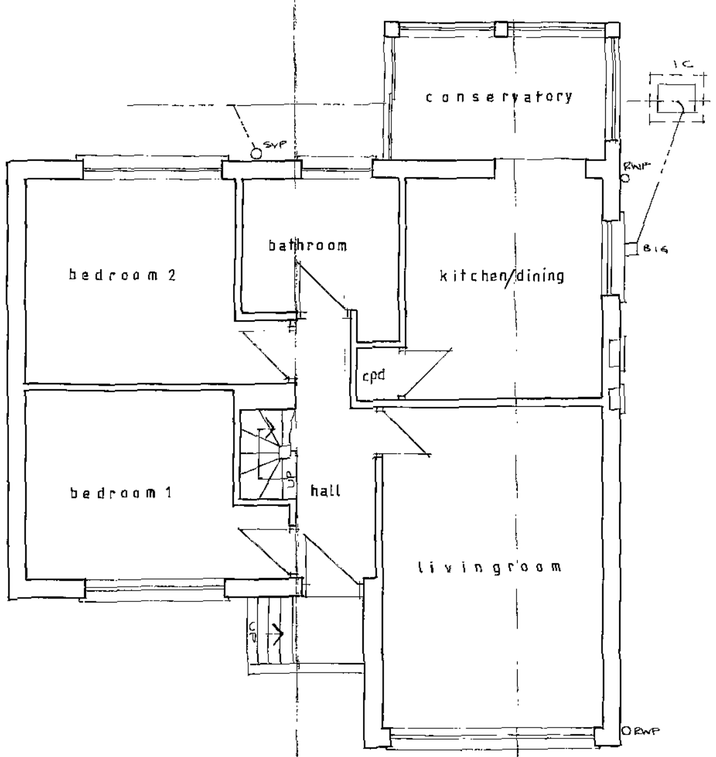
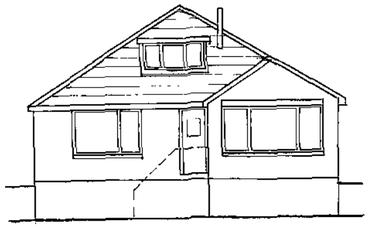
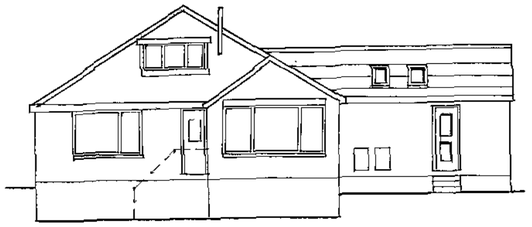


EXISTING PLAN



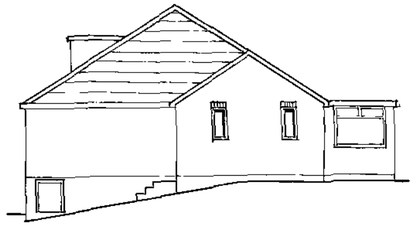
EXISTING FRONT



PROPOSED FRONT



EXISTING SIDE



PROPOSED SIDE

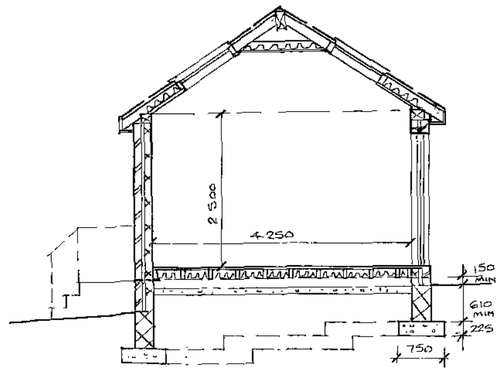


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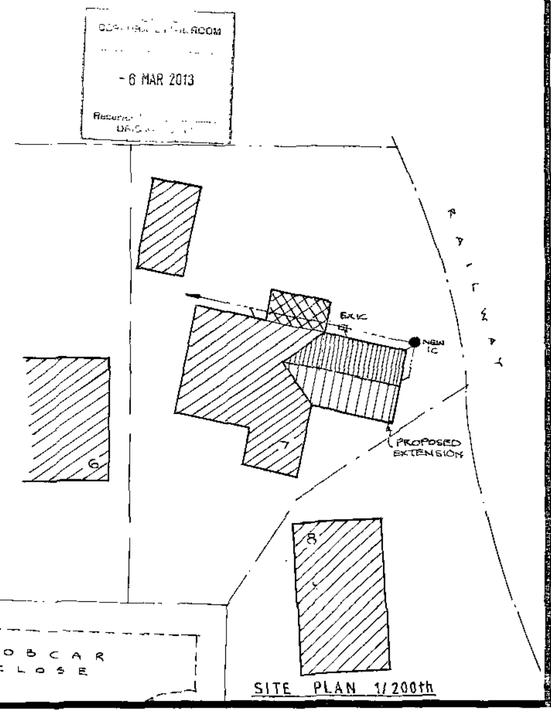
PROPOSED REAR

PROPOSED PLAN



SECTION

SCALES 1/50th AND 1/100th



SITE PLAN 1/200th

ROOF: Marley Double Roman concrete interlocking roof tiles to match existing roof laid on 38 x 25mm tiling battens on untreated felt with verge and eaves tiles twice clipped; 150 x 50 rafters in strength class SC4 timber at 600 centres at 32.5 degrea pitch (max span 2.700); rafters fixed to wallplate one end and to 225 x 75 ridge board other end; ridge board and wall plates to be built into masonry (including block party wall) both ends; 150 x 100 treated wallplate fixed to blockwork at 600 centres with 30 x 5 x 600 once bent galvanised m.s.straps, 30 x 5 galvanised mild steel anchors in lateral restraint to gables at mid span built into wall and nailed across first 3 rafters and utility/WC ceiling, rafter bolted to ridge board using 2 No. Expamet BAT HT015090 150 x 90 x 63 heavy duty angle brackets (one each side of rafter) in 2mm thick ribbed pre-galvanised mild steel; brackets bolted to each member using 3 No. 8mm diameter coach bolts; rafters fixed to wall plate using Expamet BAT MFAAR and MFAAL multi-grip framing anchors manufactured from pre-galvanised mild steel, one 127mm long bracket each side of rafter screwed to each member using 3.75 x 50mm long square twisted shereadized nails; kitchen to have elevated ceiling with 150 x 50 ceiling ties bolted to rafters using 12mm diameter coach bolts; utility/WC ceiling to have 195 x 47 joists in SC4 timber at 45 centres bearing on wallplates both ends with 10mm plasterboard and skim ceiling; insulation to be 100 "Kingspan" Thermaplach TP10 zero ODP insulation board fixed between rafters with battens to maintain 50 ventilation gap to roof covering; 40 "Kingspan" Kooltherm K18 insulated dry lining board with built in vapour barrier fixed to underside of rafters and ceiling joists (U Value 0.16 W/m²K); Code 4 lead valley lapped under roof coverings min 230; white PVCu soffit, fascia and range board with 112 diameter half round gutters discharge to existing 38 diameter downpipes (see note in drainage section)

CAVITY WALLS: 112.5 thick external leaf in facing bricks to match existing house; 100 cavity and 100 Celcon 3.6 N/mm² standard grade insulation block inner leaf with 6mm plaster skim finish; partial fill cavity wall insulation to be 45mm Kingspan TW50 cavity board insulation fixed to back side of cavity using double grip type retaining clips/clip installed drip downward (U value 0.27 W/m²K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; brickwork and blockwork bonded to existing walls using proprietary bonding wall tie abutter strips fixed to existing house walls; wall below ground level to be in Celcon 3.6 N/mm² 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**

Stud partition: 75 x 50 timber with 10mm plasterboard and 5mm plastac skim finish both sides; 25mm thickness of 10kg/cu.m mineral fibre bats secured to stud work; joists doubled up under studs

Internal block wall: 100mm thickness of 3.6 N/mm² loadbearing blockwork with 5mm plaster skim finish both sides; internal wall built off 450 x 150 concrete foundation and to extend to underside of roof coverings; wall to be honeycombed below floor level with dpc tied into external wall dpc's, Catnic CNEXA standard duty lintel to opening with 150 end bearing

FLOOR: 25 pig bearing on 170 x 63 joists in Class SC4 timber at 450 centres built into load bearing walls both ends (max span 3.500); 30 x 5mm lateral restraint straps at 1.8 metre centres 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; 80 thick Kingspan Kooltherm K3 zero ODP rigid urepane insulation board fixed between joists on 25 x 25 timber battens screwed to joists to achieve a U value of 0.22 W/m²K; 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 served; windows to have "trickle" ventilation 6000 sq.mm in area; Safety glazing to BS6206 to patio doors and any glazing between finished floor level and 1500 in other doors

"Velux" CO4 centre pivot 550 x 978 Type GGU008 roof windows fixed between trimmed rafters in accordance with manufacturer's instructions; roof windows to be double glazed units with U value of 1.40 W/m²K fitted using proprietary fixing kits and flashings

WC: vented with window having obscure glazing and some part of opening light 1.750 above floor level together with intermittent mechanical fan of min 6 litres/sec extraction rate with 15 minute overrun when light extinguished

Kitchen: vented with intermittent mechanical extractor fan of min 30 litres/sec located in hood over hob

Utility: vented with intermittent mechanical extractor fan of min 30 litres/sec

HEATING/PLUMBING: All work on gas fire and boiler installation to be completed by Gas Safe registered tradesman in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector; Hot and cold water to all sinks and wash hand basins with hot tap located on left hand side of basin; heating and domestic plumbing insulated in accordance with requirements of Building Regulations

ELECTRICS: All electrical work to be carried out by Competent Person Scheme member who is qualified to complete a BS 7671 Installation Certificate which is to be copied to Local Building Inspector; Internal lights to utility and kitchen and external safety lighting to have energy efficient fittings

Gas and meter boxes to be installed in front elevation, all work to service diversion by appropriate Utility Network Company

Smoke detectors/alarms: Heat detector/alarm fitted in kitchen in accordance with BS 5839-6:2004; detector to be wired to mains electricity with separate fuse in fuse box with 3 hour battery backup

STEEL BEAMS: 2 No.152 x 89 x 16 kg/m UBs to bear on 150 thick concrete padstones both ends; beams to protected with 25 plasterboard with 5mm plaster finish reinforced with 1.6mm wire binding at 100 pitch at edges; Beams to be bolted together at 1/3rd points with tubular steel spacers over bolts, **Calculations for steel beams submitted for approval**

DRAINAGE: WC and handbasin to discharge to new 100 dia SVP with slow radius rest bend to new drain connection to new IC; bird proof grating to top of SVP discharging min 1.000 above any opening light; 75 deep seal trap to all appliances with 32 waste to handbasin and 100 waste to WC; no waste connected to SVP within 200 of WC connection; 38 waste to sink and kitchen and utility sinks discharge to new back inlet gullys; new drain connections made using 100 diameter clayware pipes and fittings with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new 450 diameter PVC inspection chamber surrounded in 150 concrete on 225 concrete base with cast iron cover and frame, **any drain found passing under extension to be checked for structural condition and protected by taking foundations below level of pipework with concrete lintel to support walls; all work to drains to satisfaction of Local Building Inspector**

Soakaway is not a viable option for surface water disposal due to topography of land and inadequate room downstream of extension in front garden to achieve 5 metres clearance from adjacent structures; no watercourse available for disposal so new rainwater goods to match and discharge into existing gutter and rainwater downpipe at side and to repositioned rainwater gully on existing drain connection at rear

STEPS: Steps to front door in matching brick/paving slab construction; 1000 wide, 41 degree pitch steps with 200 risers and 230 treads, treads to overlap tread below by 15mm, landing to be 1.000 x 1.000; wrought iron balustrade to be fixed to both sides of steps with handrail 900 above pitch line with vertical spindles at 100 pitch

PROPOSED EXTENSION at No.7 COBCAR CLOSE, ELSECAR, BARNSLEY