FOUNDATIONS:-
Foundations to be constructed at 750x450mm to new external walls eccentrically loaded and reinforced in base with A193 mesh with 50mm cover off good ground with at least 900mm cover subject to depth of existing to be linked to and below adjacent drainage. Generally foundations and excavation works to be subject to the approval of LA Building Control Officer.

WALLS BELOW DPC:-
Standard foundation quality blockwork, solid, with strength 7N/mm².

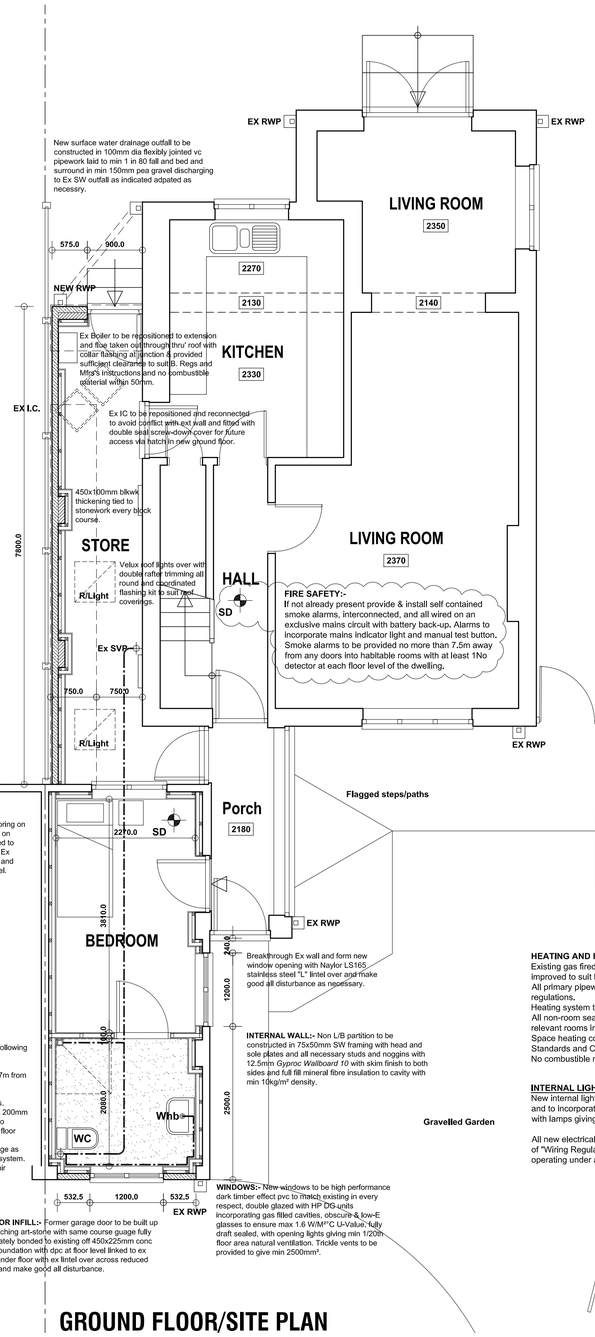
DAMP PROOF COURSES:-
Horizontal DPC to external walls at floor level. DPC`s to external walls to be min 150mm above external ground level. All DPC`s to be min 2000 Gauge.

EXTERNAL WALLS:-
External walls to be constructed in matching 100mm artifical stone in same course guage with blkwk thickenings as previously described and Naylor LS165 stainless steel "L" lintel or an equivalent over new door opening to suit span and loads invalved in accordance with chosen Mfrs recommendations. All art-stone to be fully alternately bonded to existing masonry.

GF CONSTRUCTION (EXTENSION):-
19mm T & G MR flooring grade chipboard on 50x150mm C24 joists at 450mm centres with 150mm Kingspan insulation between suspended on coordinated proprietary insulation clips and sealed with gunned urethane foam to ensure max 0.22w/m²km o/a u-value to floor. All joists to be connected to surrounding walls with suitable restraint type joist hangers over 75x150mm treated sw bearers secured to ex and new masonry by M16 resin anchors at 450mm centres.

Min 150mm ventilated air space under GF with 225x75mm VC airbricks in ext walls all round at 900mm centres and max 450mm from corners above 100mm oversite concrete on min 1200G dpm with all joints lapped and taped and linked to dpc's all round for "basic" radon protection on min 150mm well blinded and compacted hardcore base.

DRY-LININGS:- Existing and new walls throughout garage conversion and store room to be lined with Procter Frameshield 100. 50x50mm tan sw battens forming service void and 67.5mm Kingspan K118 insulated 12.5mm p/b with skim finish to ensure max 0.28w/m²k o/a u-value to wall.



GF CONSTRUCTION (CONVERSION):-
Floating floor comprising 19mm T & G MR flooring on vapour barrier with all joints lapped and taped on 75mm Kingspan insulation between suspended to ensure max 0.22w/m²km o/a u-value to floor. Ex threshold and door and frame between Porch and conversion to be adapted to suit new floor level.

ABOVE GROUND DRAINAGE:-
All sanitary fittings to have pvc wastes of the following sizes:
SVP's & WC's - 100mm dia in black pvc.
Basins - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Shower - 40mm dia.
All wastes to have 75mm deep reseailing traps.
All fittings to connect to SVP above or at least 200mm below any WC entry. New SVP/Branch drain to connect to ex SVP as indicated under garage floor adapted and made good as necessary.
Rodding point to be provided to branch drainage as cannot be reached from any other part of the system. Branch pipe to be vented at head of run with air admittance valve

G/DOOR INFILL:- Former garage door to be built up in matching art-stone with same course guage fully alternately bonded to existing off 450x225mm conc strip foundation with dpc at floor level linked to ex dpm under floor with ex lintel over across reduced span and make good all disturbance.

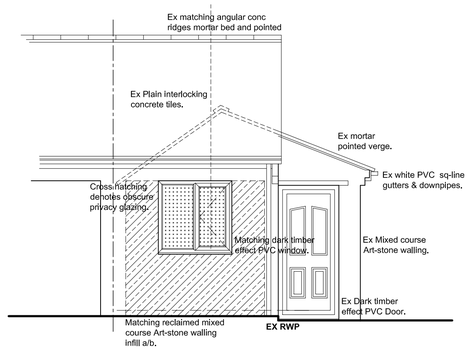
WINDOWS:- New windows to be high performance dark timber effect pvc to match existing in every respect, double glazed with HP DG units incorporating gas filled cavities, obscure & low-E glasses to ensure max 1.6 W/M²°C U-Value, fully draft sealed, with opening lights giving min 1/20th floor area natural ventilation. Trickle vents to be provided to give min 2500mm².

HEATING AND HOT WATER:-
Existing gas fired central heating system to be adapted extended and improved to suit by a registered plumbing contractor.
All primary pipework to be insulated in accordance with current regulations.
Heating system to be controlled by thermostatic rad valves.
All non-room sealed heating appliances to have permanent ventilation to relevant rooms in accordance with manufacturers requirements.
Space heating control system to comply with regulation G3, British Standards and Codes of Practice.
No combustible material to be installed within 40mm of any flue.

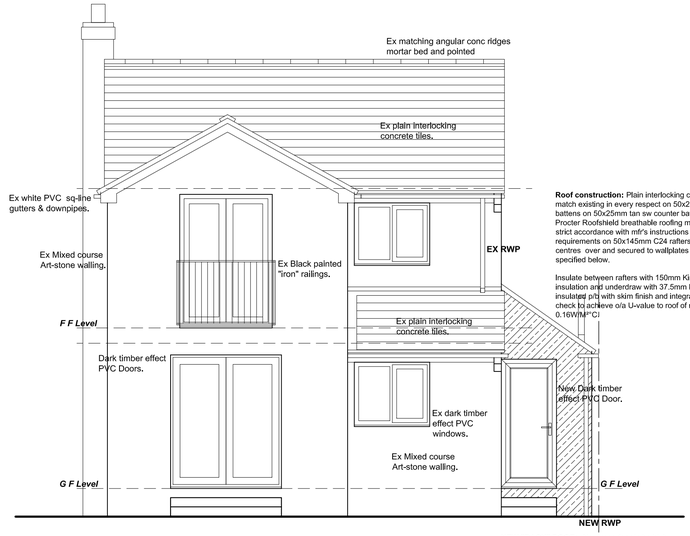
INTERNAL LIGHTING/ ELECTRICS:-
New internal lighting to be in accordance with Approved Document L1B and to incorporate in at least 3 in 4 positions high efficacy lighting fittings with lamps giving min luminous efficacy of 40 lumens/circuit-watt.

All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" (BS7671.) by qualified/ certified electrician operating under an approved "competent persons" scheme.

GROUND FLOOR/SITE PLAN



FRONT (NORTH) ELEVATION

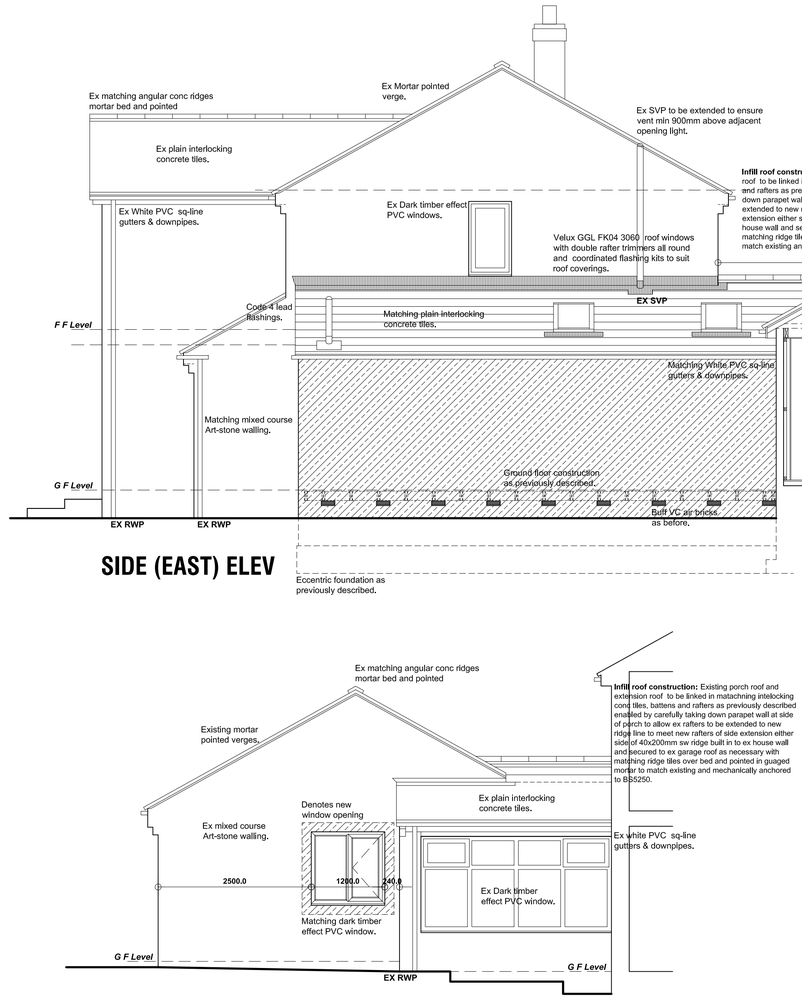


Roof construction: Plain interlocking conc tiles to match existing in every respect on 50x25mm tan sw battens on 50x25mm tan sw counter battens on Procter Roofshield breathable roofing membrane in strict accordance with mfr's instructions and BBA cert requirements on 50x145mm C24 rafters at 450mm centres over and secured to wallplates and purlins specified below.

Insulate between rafters with 150mm Kingspan TP10 insulation and underdraw with 37.5mm Kingspan K18 insulated p/b with skim finish and integral vapour check to achieve o/a U-value to roof of not more than 0.16W/M²°C.

REAR (SOUTH) ELEVATION

NEW "BACK" DOOR:- New rear door to be high performance dark timber effect pvc to match existing in every respect, double glazed with HP DG units incorporating gas filled cavities & low-E glasses to ensure max 1.6 W/M²°C U-Value, fully draft sealed, with toughened/laminated safety glass in both leaves for safety and added security.



Infill roof construction: Existing porch roof and extension roof to be linked in matachning intelocking conc tiles, battens and rafters as previously described enabled by carefully taking down parapet wall at side of porch to allow ex rafters to be extended to new ridge line to meet new rafters of side extension either side of 40x200mm sw ridge built in to ex house wall and secured to ex garage roof as necessary with matching ridge tiles over bed and pointed in guaged mortar to match existing and mechanically anchored to BS5250.

CEILING CONSTRUCTION (CONVERSION):-
12.5mm duplex p/b and skim on 50x150mm C24 ceiling joists/frame with 150mm Kingspan insulation between to ensure max 0.16w/m²k o/a u-value to roof. New ceiling joists to be supported on suitable galv ms hangers over 75x150mm sw bearers secured to ex walls with M16 resin anchors at 450mm centres.

WINDOW:- New window to be high performance dark timber effect pvc to match existing in every respect, double glazed with HP DG units incorporating gas filled cavities, obscure & low-E glasses to ensure max 1.6 W/M²°C U-Value, fully draft sealed, with opening lights giving min 1/20th floor area natural ventilation. Trickle vents to be provided to give min 2500mm².

G/DOOR INFILL:- Former garage door to be built up in matching art-stone reclaimed from side elevation of dwelling where side extension proposed in same course guage fully alternately bonded to existing off 450x225mm conc strip foundation with dpc at floor level linked to ex dpm under floor with ex lintel over across reduced span and make good all disturbance.

GF CONSTRUCTION (CONVERSION):-
Floating floor comprising 19mm T & G MR flooring on vapour barrier with all joints lapped and taped on 75mm Kingspan insulation between suspended to ensure max 0.22w/m²km o/a u-value to floor. Ex threshold and door and frame between Porch and conversion to be adapted to suit new floor level.

SIDE (EAST) ELEV

Infill roof construction: Existing porch roof and extension roof to be linked in matachning intelocking conc tiles, battens and rafters as previously described enabled by carefully taking down parapet wall at side of porch to allow ex rafters to be extended to new ridge line to meet new rafters of side extension either side of 40x200mm sw ridge built in to ex house wall and secured to ex garage roof as necessary with matching ridge tiles over bed and pointed in guaged mortar to match existing and mechanically anchored to BS5250.

SIDE (WEST) ELEVATION

Revision	Date.	Description.
C	24/06/2020	Side Extens`n revised to suit addtnl drain works.
B	05/08/2019	Building Control query clarified.
A	18/06/2019	Clients comments incorporated.

11 MITCHELL CLOSE, WORSBROUGH, BARNSLEY, S70 4RZ.

DETAILED PROPOSALS

GF/Site Plan & Elevations

Mr & Mrs Ord.

Building Design Services

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Scale: 1:50 @ A1	Date: MAY 2019
Ref: 201827	Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm