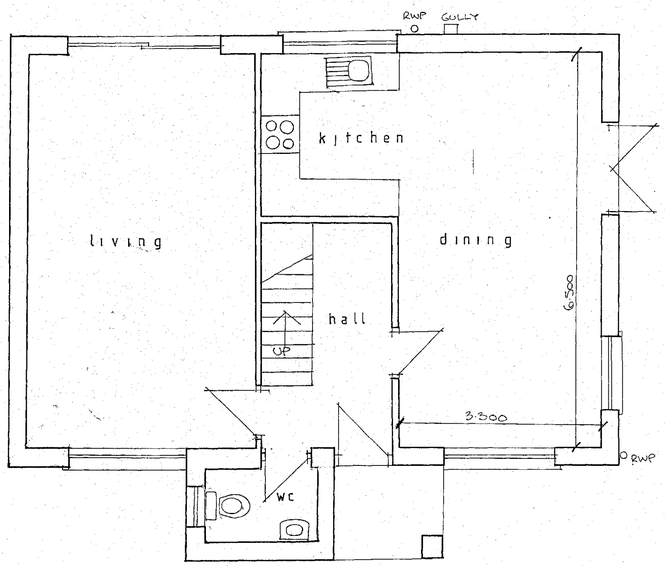
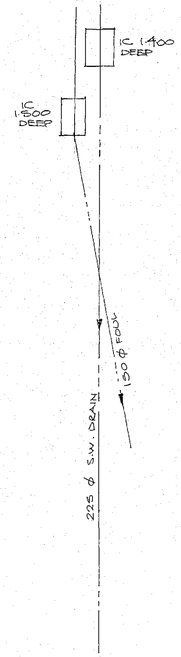
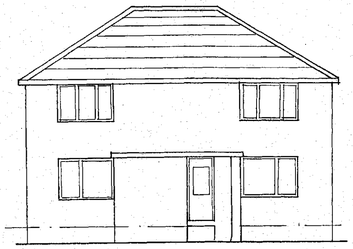
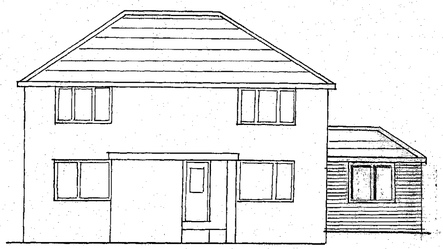


EXISTING GROUND FLOOR

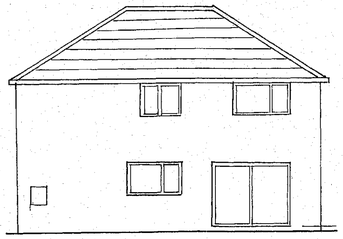




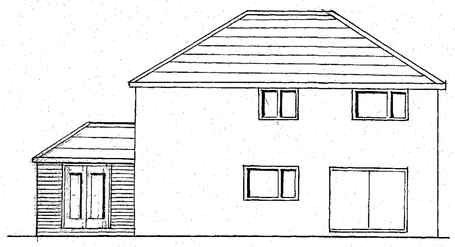
EXISTING FRONT



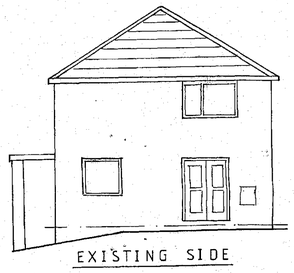
PROPOSED FRONT



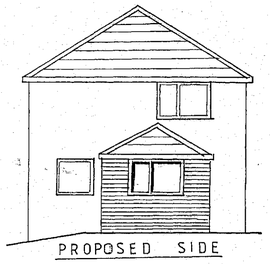
EXISTING REAR



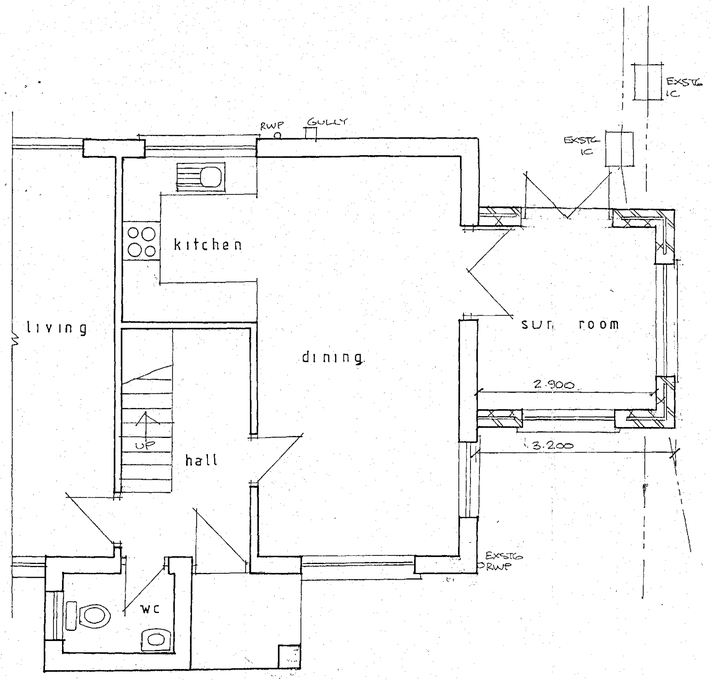
PROPOSED REAR



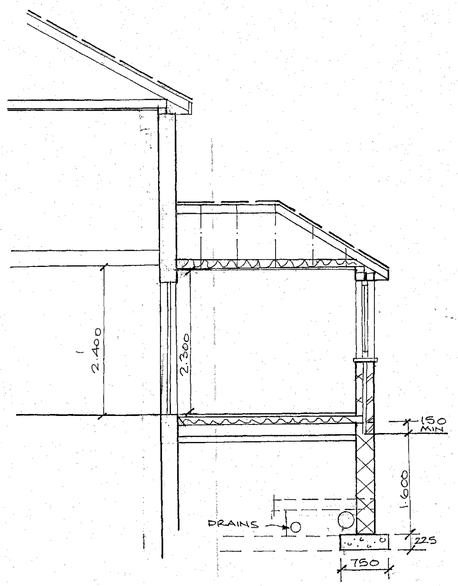
EXISTING SIDE



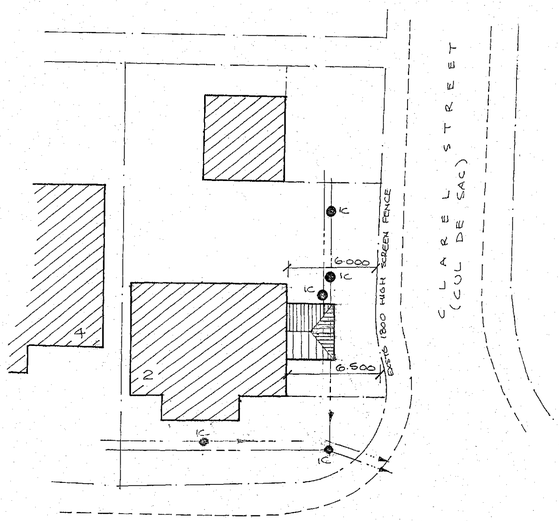
PROPOSED SIDE



PROPOSED GROUND FLOOR



SECTION



SITE PLAN 1/200th

ROOF: Concrete interlocking roof tiles to match existing house roof on 38 x 25 battens on untearable felt with verge tiles twice clipped; galvanised hip iron minimum 5mm thick at fixed base of hip tree fixed with two 5mm diameter nails;100 x 47 jack and common rafters at 450 centres at 32.5 degree pitch; rafters to bear on wallplate or on 150 x 50 hip rafter or 175 x 25 ridge board; 50 x 100 dragon ties to corners and across ceiling joists to tie hips together; 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; 10mm foil backed plasterboard ceiling with 38 x 38 noggins at edges on 170 x 38 ceiling joists at 450 centres built off wallplate both ends; PVCu soffit and fascia board; insulation to be 300 Rockwool mineral fibre; insulation in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16); ventilators at soffit to give an equivalent area as 12mm continuous air gap; Code 4 stepped lead flashing at junction with existing house wall lapped under roof coverings min 230 and up house all min 150 and tucked in

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer to match existing house; 100 cavity and 100 Celcon 3.6 N/mm^2 standard grade insulation block inner leaf with 5mm plaster skim finish; partial fill cavity wall insulation to be 50mm Kingspan K8 cavity board insulation fixed to block side of cavity using double drip type retaining disc/clip installed drip downward (U value of 0.26); 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 strips fixed to existing wall; wall below ground level to be in 3.6 N/mm^2 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**

GROUND FLOOR: 25 ptg boarding on 170 x 50 joists in Class SC3 timber at 450 centres built into load bearing walls both ends; 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; 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 Radon 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 8000 sq.mm in area; all windows to have safety glazing to BS6206 to windows where glazing between finished floor level and 800mm in windows and between finished floor level and 1500 in doors

DRAINAGE: 110 x 63 gutters to discharge to 63 downpipes to new rainwater gully as shown; drain connections made using 110 diameter PVC Polypipe or similar approved pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new rainwater gully pipework to saddle onto existing 225 diameter surface water drain as it is not possible to construct soakaway downstream) of extension with 5 metre clearance to structures (includes public highway and existing drains); drains passing under extension to be checked for structural condition and protected by taking foundations below level of pipework with Naylor Spanlite S5 HI-Spec 140 x 140 prestressed concrete lintels with minimum 150 end bearing to support walls; all work to satisfaction of Local Building Inspector and Yorkshire Water; site satisfies requirements of Part H4 of Building Regulations with respect to building over sewers

PLUMBING: All work on central heating to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector; Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; thermostatic radiator valves 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

REPLACEMENT WINDOWS in rear elevation also to be 16mm Radon 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 8000 sq.mm in area; escape windows to first floor bedrooms to have unobstructed openable area min 0.33 sq.m in area and minimum 450 high x 450 wide; minimum with bottom of openable area max 1100mm from floor level

Windows to have safety glazing to BS6206 to windows where glazing between finished floor level and 800mm

AMENDED PLAN Ref; 2014/0228 (Ms.E. Ward)

PROPOSED EXTENSION at SIDE of No.2 CLAREL CLOSE, PENISTONE, SHEFFIELD

SCALES 1/50th and 1/100th