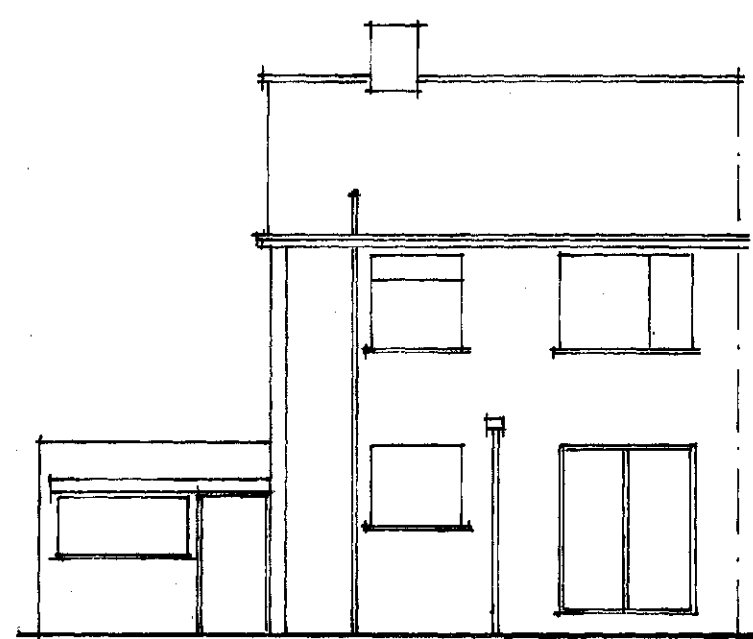
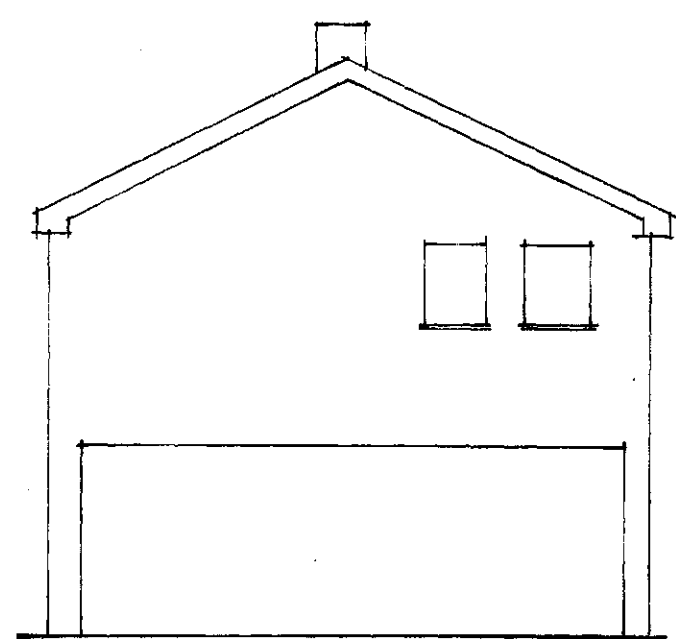


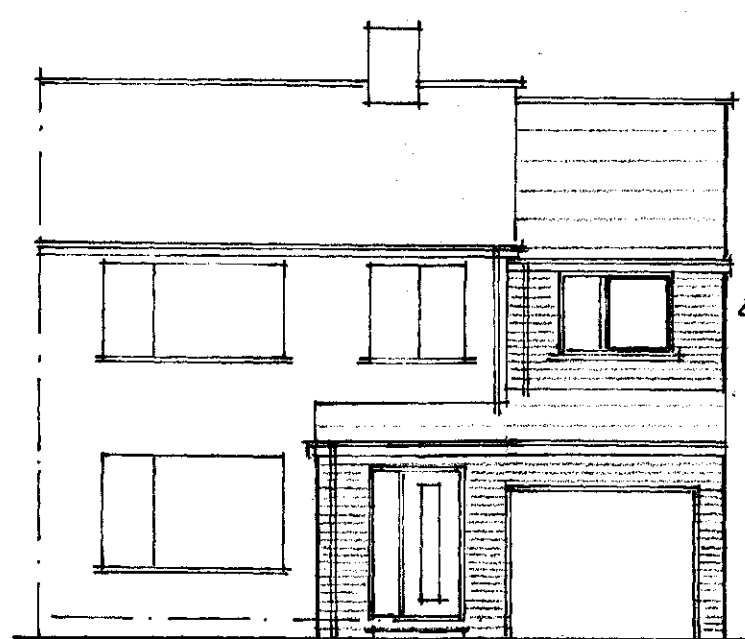
Existing Front Elevation



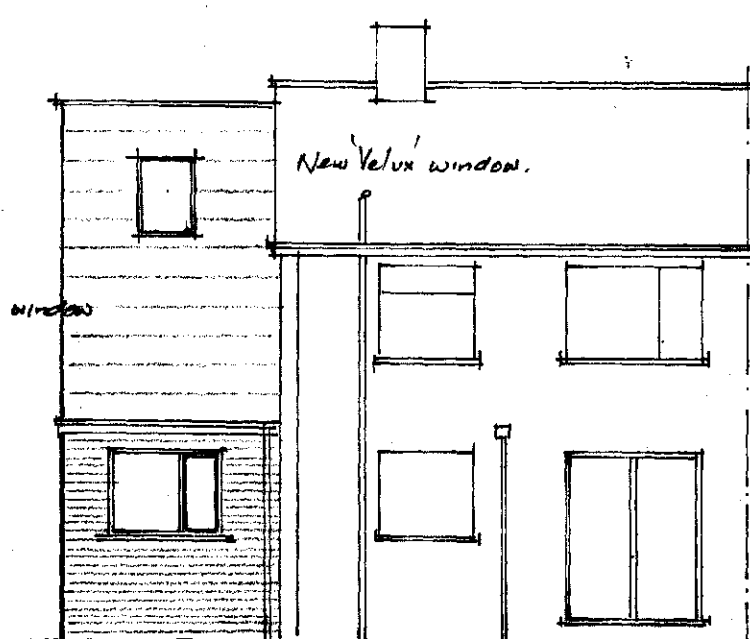
Existing Rear Elevation



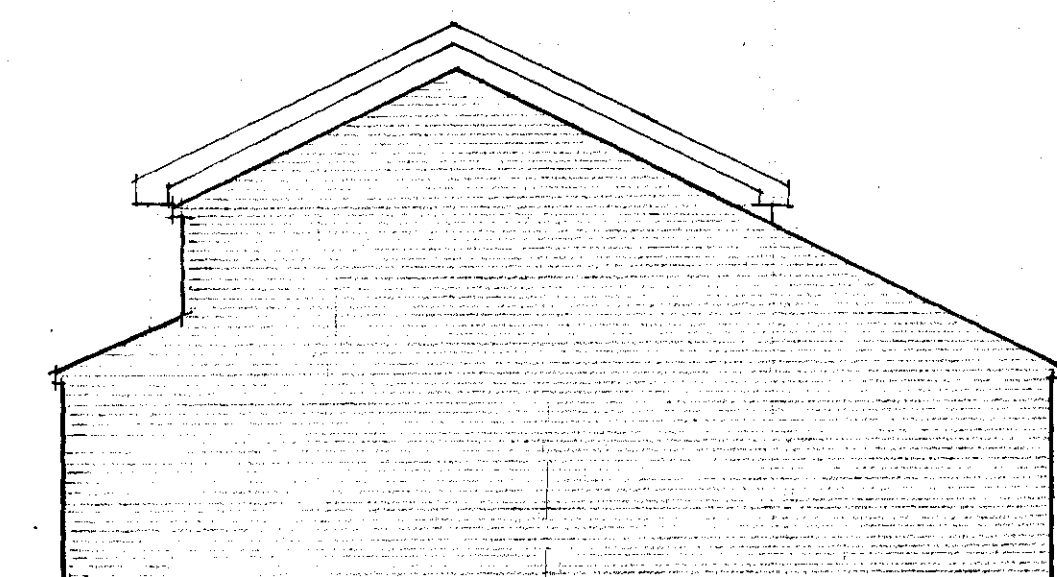
Existing Side Elevation



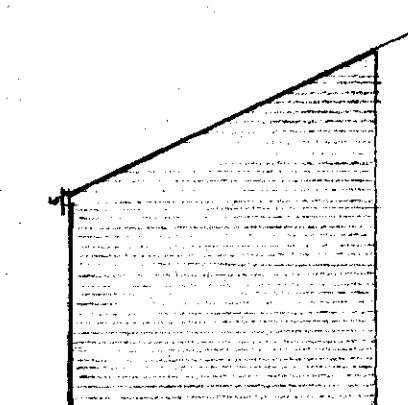
Proposed Front Elevation



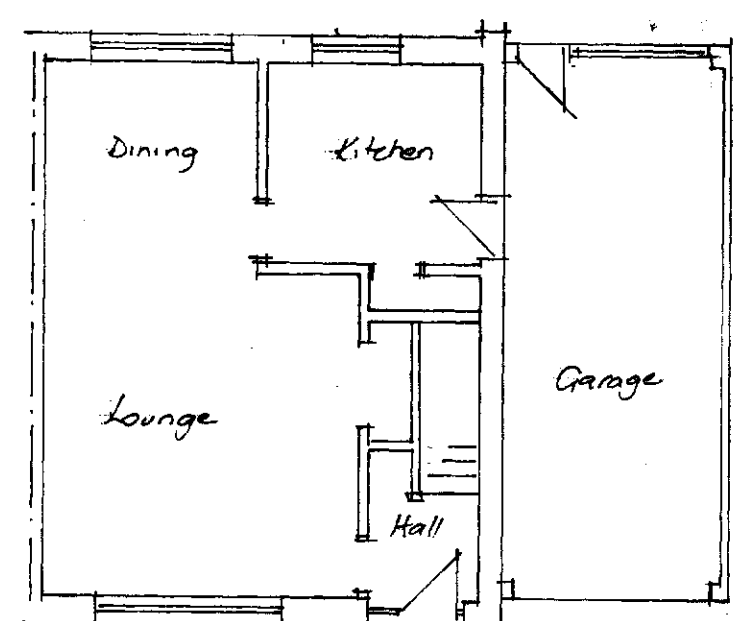
Proposed Rear Elevation



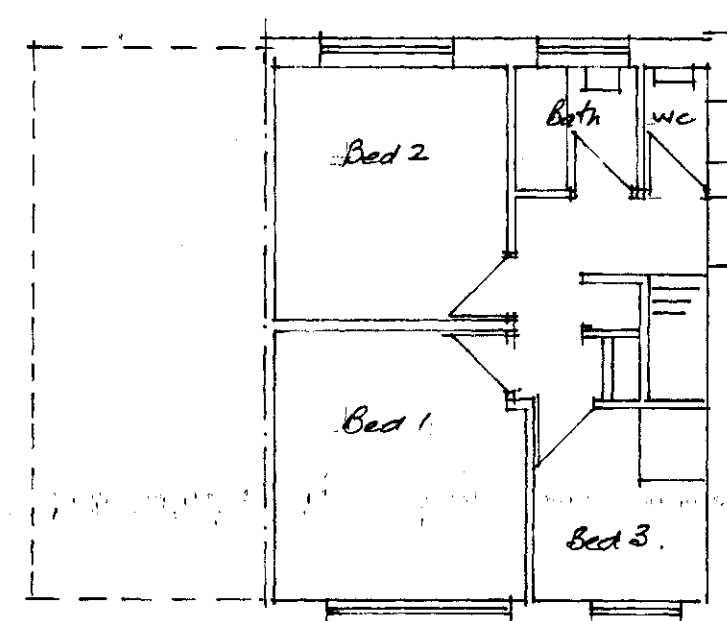
Proposed Side Elevation



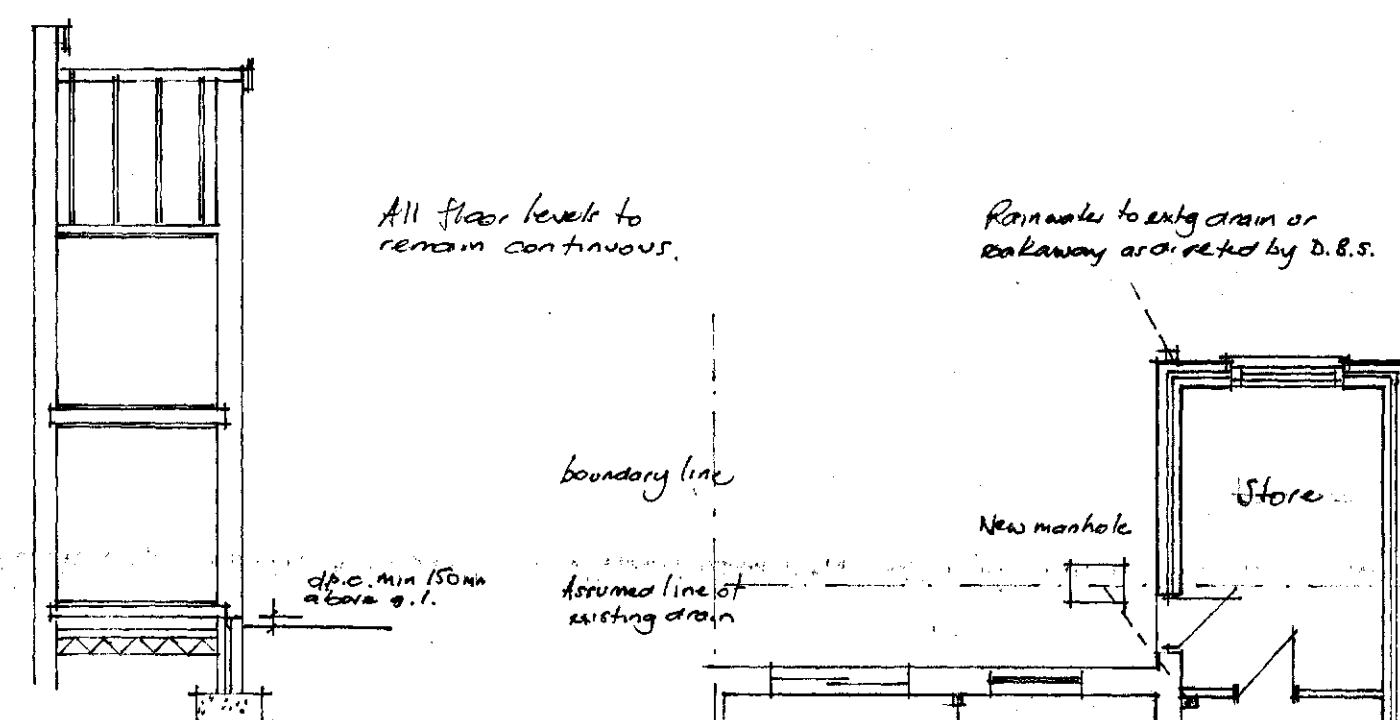
End Elevation



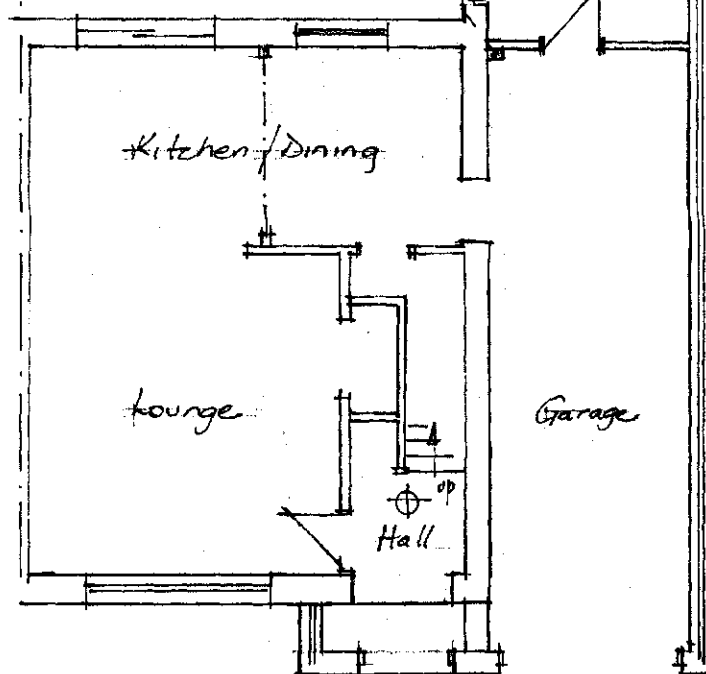
Existing Ground Floor Plan



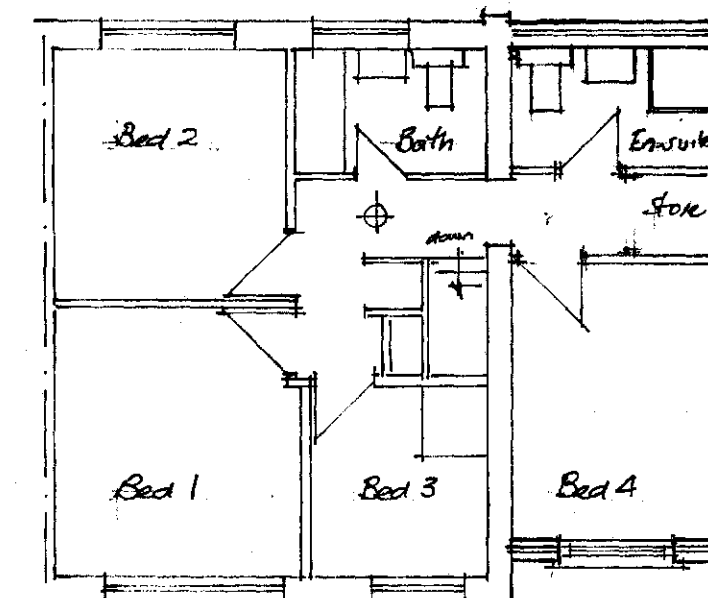
Existing First Floor Plan



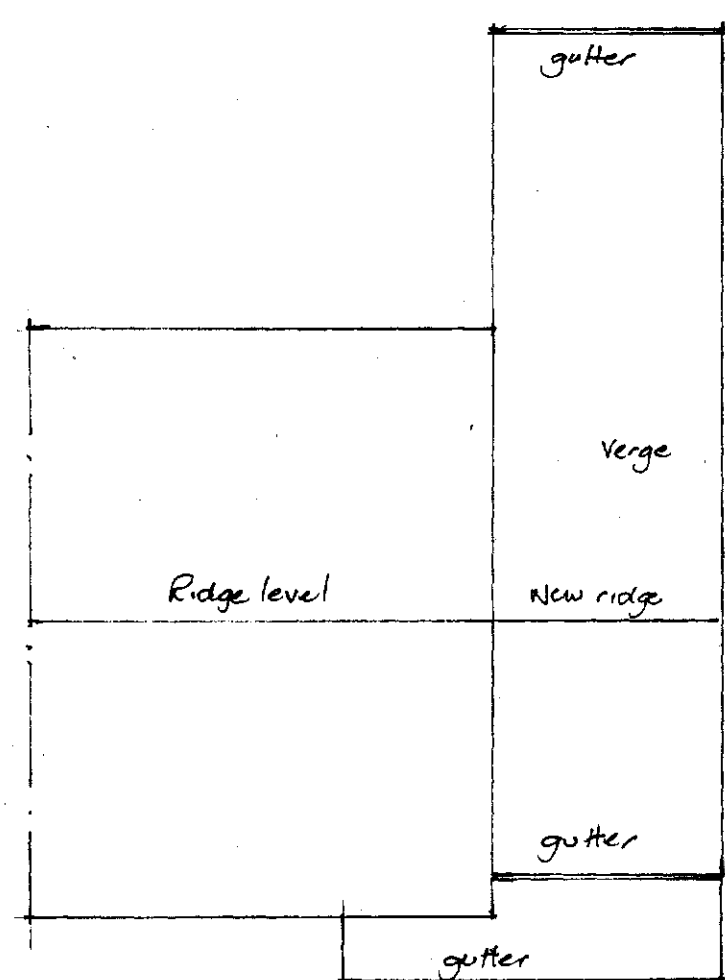
Section



Proposed Ground Floor Plan



Proposed First Floor Plan



Roof Plan

Roof Construction :-

Concrete interlocking roof tiles to match existing on 50x25mm tanalised softwood battens with 1 layer Tyvek breathable h.d. felt or similar approved onto ganged/led roof trusses @ 600c/c. Incorporate 150mm thick fibreglass insulation laid between trusses with 150mm fibreglass laid on top in opposite direction. Ceilings to be 12.5mm thick plasterboard & skim. Every 3rd Truss to be tied down with 32x16mm m.s. roof straps 450mm long. All timber to be preservative impregnated with preservative. Calculations for roof trusses from Manufacturer to be provided & approved prior to work commencing on site. All Lead flashings to be Code 4.

Notes :-

Electrical Work :-

All new electrical work to meet current regulations of Part P (Electrical Safety) 2005 Edition Building Regs., & require that the design, installation, inspection & testing to be carried out by a person competent to do so. The Local Authority is to be satisfied that Part P is fully complied with. This will normally require that an appropriate B.S. 7671 Electrical Installation Certificate be issued on completion. Provide energy efficient light fittings in new extension that number not less than the greater of a) 1N° per 75m² of the dwelling or b) 1N° per 4N° fixed light fittings. Electrician to be N.I.E.I.C. Registered.

Windows/Doors

All new windows & doors to have double glazed u.p.v.c. sealed units to match existing, with a 16mm air gap & 8K glass by Pilkington with soft low E coating to the inner pane & to give a U value of 1.6W/m²C. Windows to have opening lights equal to 1/20th floor area & incorporate trickle vents with min 8000mm ventilation. All glazing to be in accordance with Part N Building Regs. i.e. To be toughened/laminated to any doors/windows with cill below 800mm from floor level. All lintels over new openings to be insulated Catnic type with 150mm end bearing & to have proprietary weep holes @ 450mm centres.

Brickwork :-

All new external brick walls to have min U value of 0.28W/m²C using 100mm brickwork externally to match existing, 100mm cavity filled with 100mm redwood cavity batts & 100mm Thermalite Shield 2000 blockwork internally & 13mm thick lightweight plaster finish. Walls to have 5N°/s wall ties per M² @ 225 centres vertically at all reveals. Wall reveals to have U value of 0.28W/m²C using Dampac approved insulation or similar approved. Provide d.p.c.'s to all external walls at heads, cills & sills of all openings & all cavities to be sealed at roof level & at openings. All cavities to remain continuous & all brickwork to be fully bonded to existing by cutting, toothing & bonding. All new Catnic lintels to be ref. CA/70

Drainage Work :-

New below ground drainage to be 100mm dia. flexible jointed pipes bedded & surrounded in 150mm pea gravel with min 1:40 fall. New manholes if required to be G.R.P. performed on a concrete base & to have medium duty cover & frame. All work to be carried out to the full satisfaction of the District Building Surveyor. All new surface water to discharge into existing system or to soakaway min 4.00m from building. Size of s.a. to be determined by D.B.S. on ground conditions. Any foundations within 1metre of any drainage to be taken down to invert level of drain to satisfaction of D.B.S.

Demolition Works :-

Wall to be removed in kitchen joining area to have Catnic lintel support with min 150mm end bearings & to have 2 layers 12.5mm plasterboard & skim.

General Notes :-

No work whatsoever to encroach on neighbouring property. All new fascias, soffits & gutters to be white u.p.v.c. Provide smoke detectors to hall & landing to be linked to mains power with battery back-up. Escape windows to bedroom to have 450x750 clear opening escape.

Heating Work :-

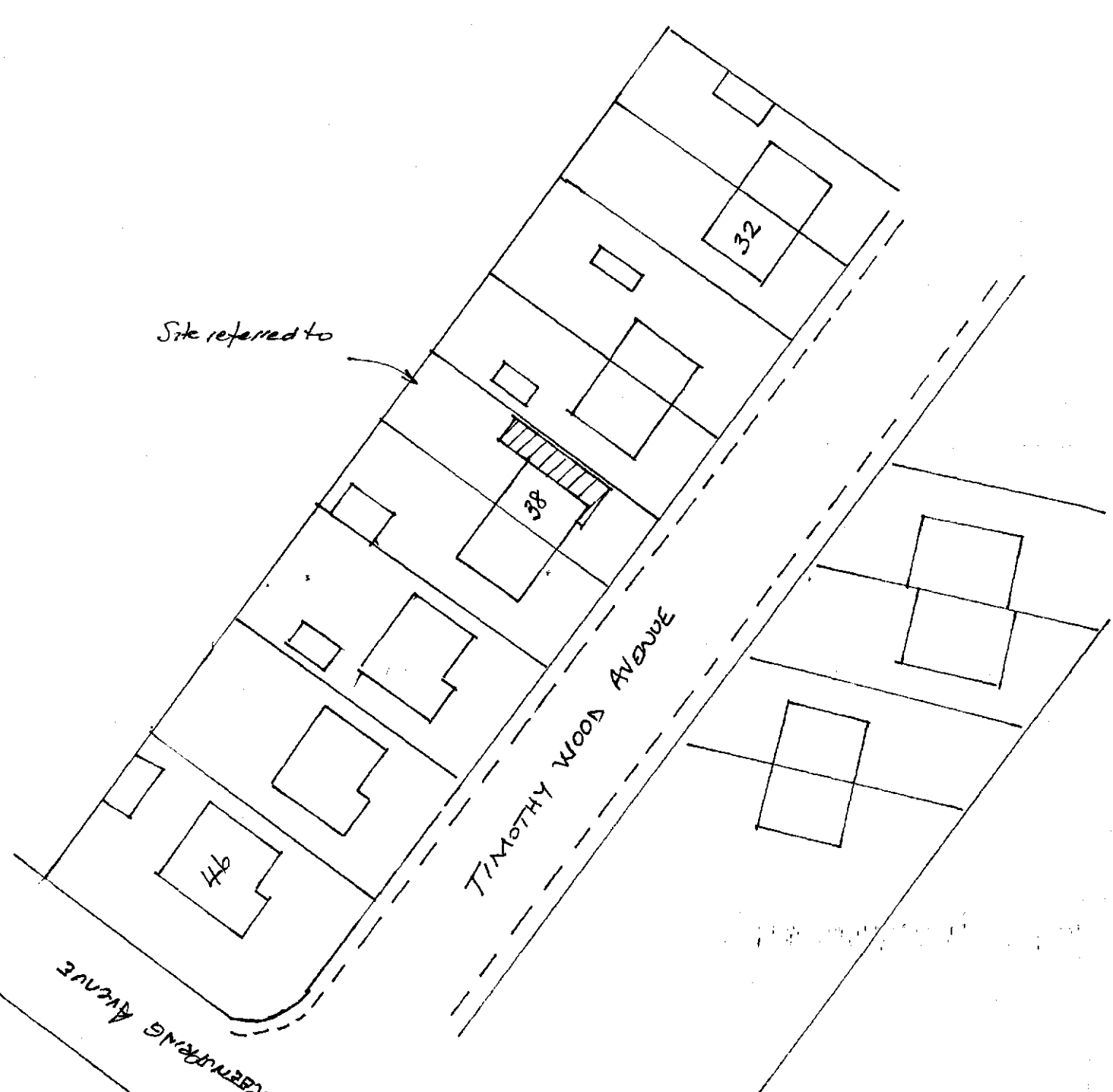
Any new heating will require insulated pipework & new radiators to have thermostatic valves.

First Floor Construction :-

150x50 softwood joists @ 400c/c with 19mm woy roc flooring. Underlaid with 12mm plaster board & skim. Provide 100mm quilt for sound insulation.

Ground Floor Construction :-

150x50 s.w. joists @ 400c/c with 19mm woy roc flooring with 100mm Kingspan insulation with U value of 0.22 W/m²K (min). Sub floor to be 100mm concrete on 100mm well consolidated hard core.



Site Plan Scale 1:500

Proposed Two Storey Extension at :-
38, Timothy Wood Avenue, Birdwell,
Barnsley for :-

Mr. F. Derbyshire.

Scale 1:100 Date Sept. 2016.

Drawing N° FD/1/2016.

