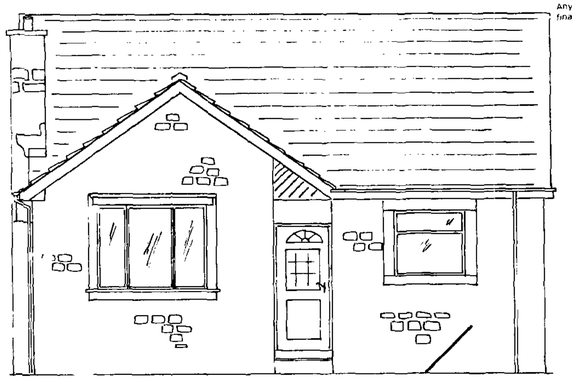
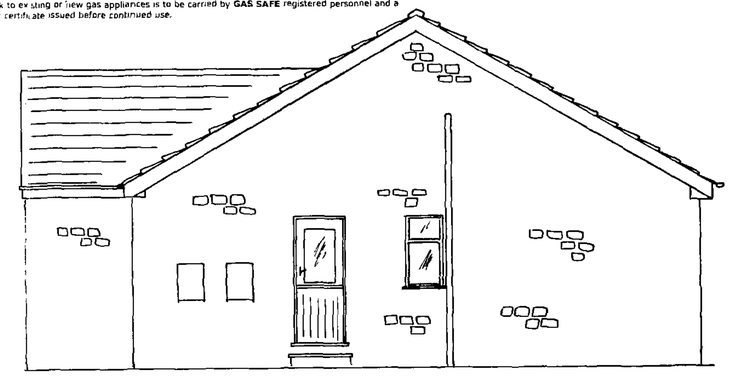
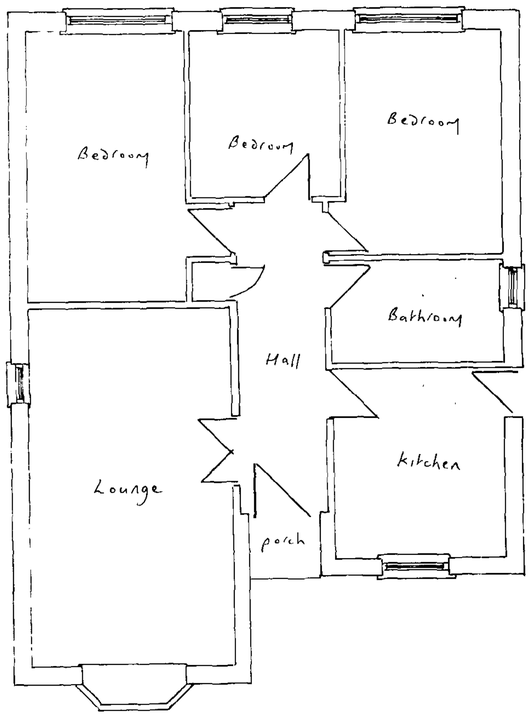
- **All electrical work** to be carried out to meet requirements of Part P i.e. prior to completion of the *work the District Surveyor should be provided with evidence to either demonstrate that the work has* been carried out by a person who is a member of the Competent Persons scheme or the requirements of Part P have been complied with and an appropriate BS7671 electrical installation certificate has been issued by a person competent to do so (this will incur an additional Local Authority charge). Work should be presented for inspection on completion of first fix stage. The existing distribution board may need to be replaced depending on age and condition to allow additions to the circuits.
Any work to existing or new gas appliances is to be carried by **GAS SAFE** registered personnel and a final test certificate issued before continued use.



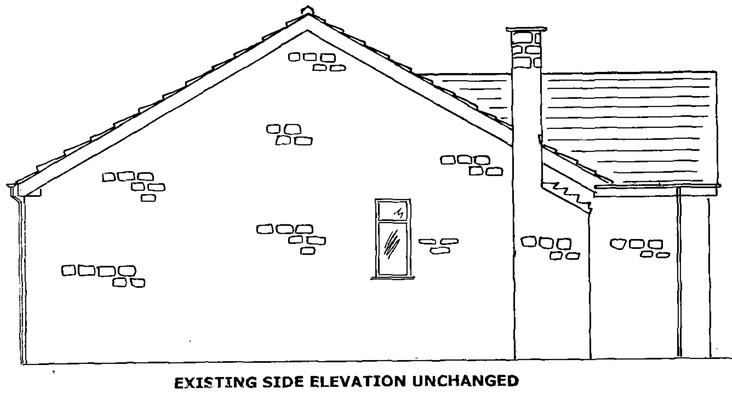
EXISTING FRONT ELEVATION



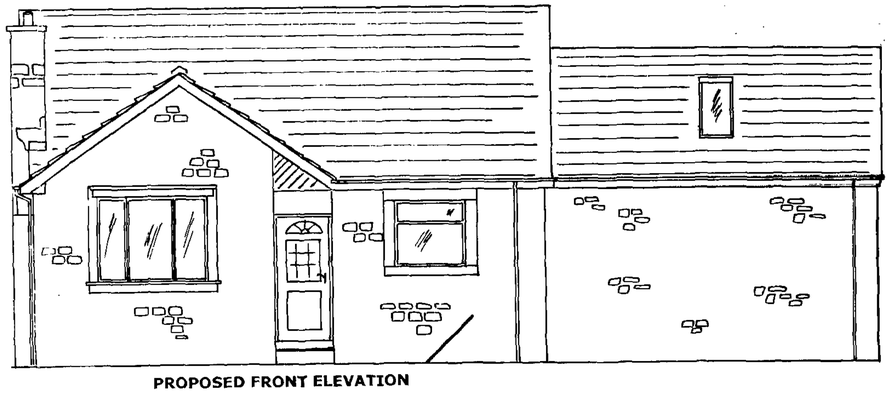
EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



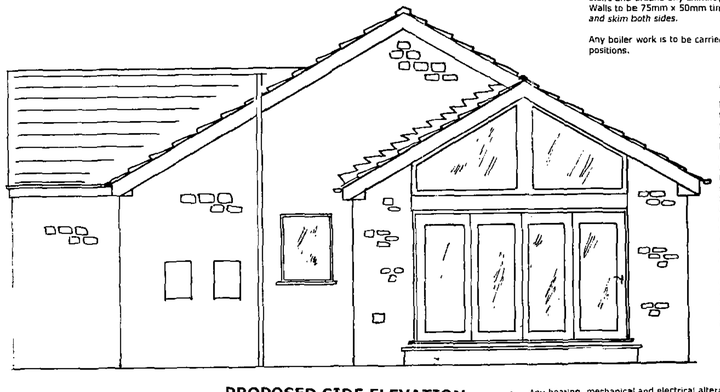
EXISTING SIDE ELEVATION UNCHANGED



PROPOSED FRONT ELEVATION

STOOTHING WALLS
Ensure joists are doubled up under positions of any stoothing walls where running parallel and in all trimming situations i.e. stairs and around any chimneys (allow 50mm clearance).
Walls to be 75mm x 50mm timber framing with min 25mm sound deadening insulation and double 12.5mm plasterboard *and skim both sides.*

Any boiler work is to be carried out by a GAS SAFE registered person to comply with Part J for all installation and flue outlet positions.



PROPOSED SIDE ELEVATION

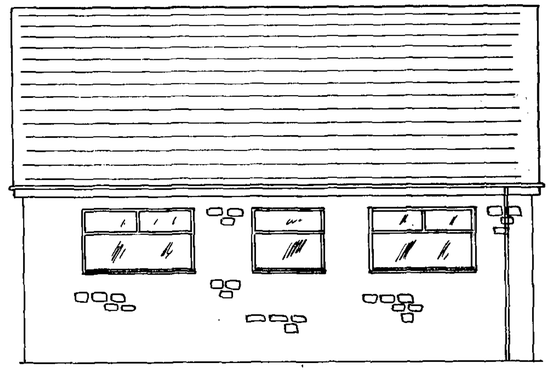
DRAINAGE

Existing system appears to be combined, upon further inspection if separate system is found then this should be maintained records may show water authority adopted drains due to age of property building control will advise and any water authority conditions should be complied with. At an early *stage builder should discuss with inspector* feasibility of taking all additional surface water to a soakaway of 1m3 at a point 5m from the building. Suggested connections are shown, system to be investigated on site and all runs and final connections to be agreed with building inspector. Use 100mm upvc gutters and 75mm fall pipe. Any new underground drainage is to be 100mm upvc gutters to drain to 75mm fallpipes all securely fixed draining to existing mains system. All new underground drainage runs should use 100mm *underground plastic drainage laid on* pea gravel to a 1:40 fall, all new rain water gullies entering combined system should do so via traps. Down stairs wc to have internal air admittance valve to top of internal stack.

- *Any heating, mechanical and electrical alterations and additions shown represent customer* requirements only and any pricing and final installation should be subject to site survey by qualified persons to determine both customer requirements and age and condition of existing distribution board and boiler take additional outlets. All work should comply with current industry regulations.

FLOOR

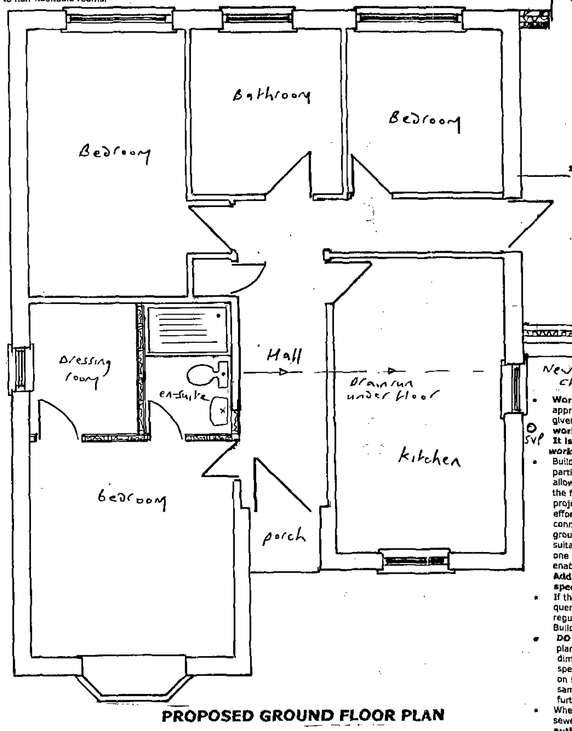
The whole of the ground floor extension footprint is to receive a 2000 gauge membrane as a radon barrier taken across the cavity below ground level laid on sand blinding on well compacted hardcore.
The floor is to be 150mm x 50mm joists at 400mm centres with mid span strutting and a honeycomb sleeper wall built off its own foundation as intermediate support. Use 120mm Kingspan to achieve 0.22 W/M2 K U Value.
All built in timbers should be sealed to maintain air tightness and finish with 18mm flooring grade chipboard.



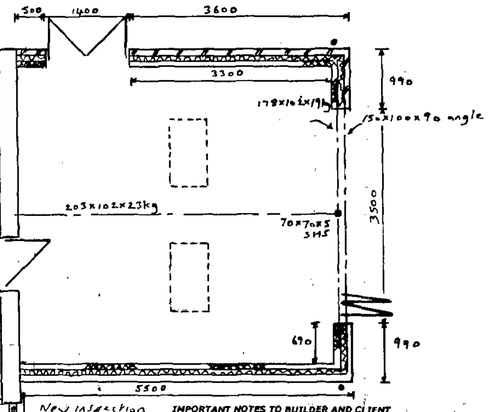
EXISTING REAR ELEVATION

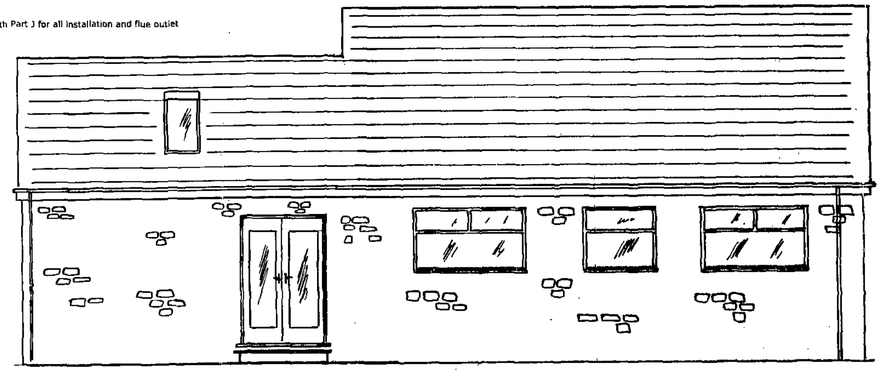
WINDOWS, DOORS AND VENTILATION

All windows and glazing are to be of timber material. Areas of windows shown are to meet customer's specifications the total area of openings should not exceed 25% of the extended floor area plus any existing external openings enclosed. Windows to meet current regulations for safety and thermal insulation i.e. max U value 1.6W/m2K (2.0 W/M2K for doors). Therefore to be double glazed units (4mm) minimum 16mm air gap (argon filled) with low 'E' coating (e.g. Pilkington's K glass), ensure safety glass e.g. toughened is used to areas below 800mm and in all doors and glass panels adjacent doors and clearly marked to BS 6206. Ensure trickle ventilation of 8000mm2 is achieved and 1/20th floor area openings to habitable rooms and 4000mm2 to non-habitable rooms.



PROPOSED GROUND FLOOR PLAN





PROPOSED REAR ELEVATION

FOUNDATIONS

NOTE. It is recommended that a trial hole be dug on the site to determine the existing footing type/ground conditions and to determine the nature of the existing ground so that any design work can proceed if required during the early stages of the application process, building control records may also assist with local area records, e.g. shallow mining etc. Builder should initially allow for 900mm minimum dig.

All Foundations to be excavated to a depth to satisfy LA, *any excavations within 1m of new or existing drains to be taken* below invert level, any new or existing drains passing through substructure to be protected by bridging lintels. Footings to be traditional concrete strip type minimum dimension 600mm x 600mm thick and are not to be eccentrically loaded without further design work. Builder must check that footing type has been approved and no additional design work is required before *pouring concrete. New walls to be built* to ensure minimum 150mm toe to concrete footing each side.

STRUCTURE

Walls to be cavity construction throughout. Outer leaf to be a facing stonework to match existing style with 100mm fully insulated cavity with Dritherm 32 or 34. All cavity work to be tied with ties at rate of 5 per m2 and at every course at openings. Inner leaf to be medium density blocks with plasterboard and skim finish achieving 0.28 W/m2k U value.
External return corners always to be a minimum of 665mm. Cavity *only to be closed at openings with insulated closer.* Ensure all new work is tied to existing using proprietary galvanised jointing system or by bonding into existing and ensure saw cut with dpc between at junction with existing walls. Cavity below ground level to be filled with weak mix concrete to within 150mm of ground level and dpc to be provided to both leaves at min 150 mm above ground level linked to dpm/radon barrier with appropriate cavity tray over air bricks, ensure blocks are suitable for below ground use.

STRUCTURAL CHANGES

All structural work is to be to structural engineer's details foundations, retaining walls, roof timbers, beams, padstones and support nibs to ensure overall stability and work should not commence until these have been specifically approved by the Local Authority and builder should check with agent. Therefore kitchen designs should not proceed until nib sizes have been determined. All steelwork is to receive ½ hour fire protection. Provide all necessary temporary supports when demolishing walls and check for any services which should be made safe. Steels should be placed as high as possible subject to direction of first floor joists and always be a minimum of 2000mm finished headroom.
Calculations will be submitted a minimum of 14 days prior to installation of steels and builder should contact agent in time to allow this.

ROOF

Form new roof using 100mm x 50mm rafters at 450mm centres which should be doubled up to sides of roof windows and have a good birds mouth cut over top and bottom wall plates. Top wall plate to be mounted on 203mm 102mm x 23kg ridge beam which should have 150mm bearing at the existing bungalow end sat On 330mm x 100mm x 150mm thick concrete padstone. The other end is to be supported by a 70mm x 70mm x 5mm SHS prop down to a 203mm x 102mm x 23kg beam, post to have top and bottom 8mm plates to receive 4 16mm diameter bolts each. Use 100mm x 75mm wall plate bedded on cement;sand mortar on *inner leaf blockwork and strapped at 1.8m centres with 1m long x 30mm x 5mm galvanised straps* plugged and screwed to blockwork. Insulate roof slopes with 100mm of Kingspan TP10 insulation boarding between rafters and a further 52.5mm of K18 boards across the rafters. Cover roof with Tyvek or similar breathable felt draped between rafters with 38mm x 25mm tanalised battens and tiles to match existing fitted to manufacturer's instructions for pitch (30 degrees) and exposure conditions.
Finish with Code 5 lead flashing and with upvc fascia, soffit and gutter and downpipe.

IMPORTANT NOTES TO BUILDER AND CLIENT PLEASE READ

- **Work not to commence** until planning permission (where applicable) and full building regulations approval is confirmed. If the work is to be carried out on a building notice then 48 hours notice should be given. Builder or client must **check with agent that there are no outstanding issues before starting work.**
- **It is the builder's responsibility to arrange for the inspection visits at the key stages of the *work so that a completion certificate* can be issued to the client.**
- Builder's quotation to be based on final approved drawing, all work is subject to change particularly in relation to excavation dig and subsequent foundation requirements. Builder will allow a provisional sum for foundation costs until the excavation is carried out and inspected and the foundation designed and approved, in which case, the client should add a contingency to the project budget specifically to cover the design and cost of any special foundations needed. Every effort should be made before excavating to identify services to avoid risk of injury and possible re-connection costs. *It is always recommended that a trial hole be dug to determine the existing* ground condition (including garage floors where these are intended to be built off) to assess suitability to carry additional load and to ensure the new foundation is compatible with the existing one (the Local Authority District Surveyor may be able to provide early advice on this), this will enable any design work to proceed to avoid disruption after the work has started on site. **Additional design and building costs will be incurred by the client where a deeper or special foundation is requested by the Local Authority.**
- If the work is carried out on a building notice the plans have *no Local Authority approval so check* any queries with agent. It is the builder's responsibility to maintain compliance with current building regulations, if in doubt always contact the agent for advice. All work to comply with part 7 of the Building Regulations, materials and workmanship.
- ***DO NOT SCALE FROM DRAWING*** these drawings are for the customer for the purpose of obtaining planning permission and building control approval and are not intended to be site working drawings, all dimensions to be checked on site particularly in relation to boundary positions and manufacture of specialist items like trusses, steelwork, staircases and doors and windows (which should be measured on site to constructed openings and unless otherwise shown new ground and first floor windows on the same elevation should align with each other) check any queries with the agent before proceeding further.
- Where the property *is pre 1936 and the proposals are located over or within 3m of an existing drain,* **sewer or disposal main (a 'pipeline') recorded on the statutory sewer map the relevant water authority have to be consulted** and may recommend to building control that the proposal be rejected and suggest potential ways forward (an additional fee will be payable to the water authority for this), *building control will advise,* no work should be carried out until approval is given and then all work should comply with the 'agreement'. Rainwater should in the first instance discharge into an adequate soakaway. If this is not reasonably practicable then it should discharge into a watercourse and finally if this is not reasonably practicable then it can discharge into a sewer. *Any soakaway is subject to a* percolation test and should not be built within 5 metres of a building or road.
- Where **Party Wall Act** applies it is the client's responsibility to inform neighbours with the appropriate notice of the nature and timing of the works in order to seek their written approval. No *part of the work should project* over the boundary and therefore the client should check the drawings and reach agreement with neighbours as to where the common boundary lies before proceeding with the work as erection of fences and other alterations over the years can distort the legal boundary

SUNDRY

Finish all new walls and ceilings with 12.5mm plasterboard and skim finish and all necessary joinery items. Provide thermostatic valves to any new radiators (system should be surveyed by qualified engineer to ascertain suitability for additional output).
Provide at least 75% of all new light fittings as energy efficient light fittings capable of only receiving low energy bulbs.

The client should be consulted reference socket outlets, lighting requirements and radiator positions in order to support new room layout and usage and also any exterior lighting as required.
Allow for outside tap and also security PIR lighting and decorative lighting to rear as required.
Separate wc's to have 6 litre extract fan operated with light switch and with 15 minute over-run. Bathroom, en-suites and utility areas to have 15 litre extract fans and kitchen area to have 60 litre extract fan or 30 litres if over a cooker.

Remove kitchen door and replace with window

PP-02212946

PROPOSED SINGLE STOREY SIDE EXTENSION FOR
MR AND MRS STALLARD
6 HILLSIDE CLOSE
HOYLANDSWAINE
BARNSLEY S36 7LH

EXISTING AND PROPOSED ELEVATIONS AND FLOOR PLANS
DATE SEPTEMBER 2012 SCALE 1:50

RECEIVED
01 OCT 2012
CORPORATE MAIL ROOM