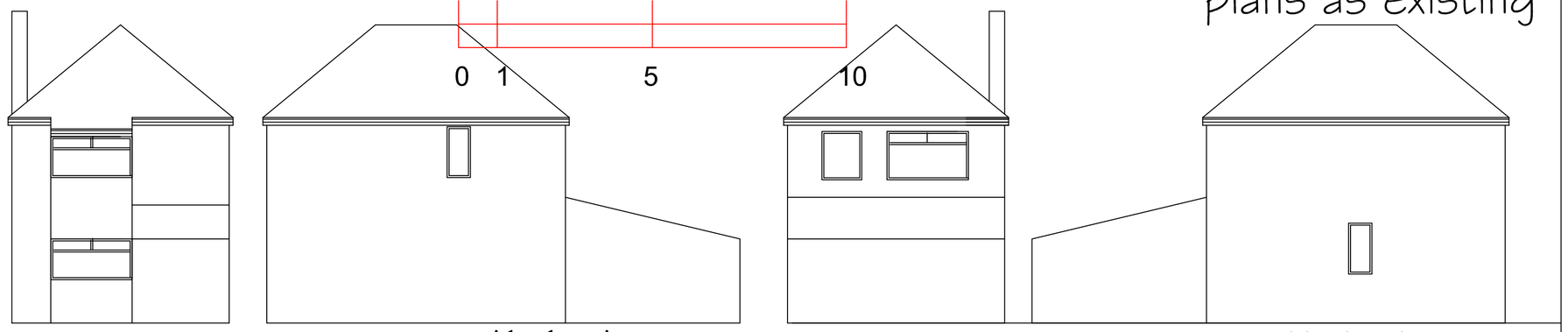
plans as existing

Scale 1 to 100

0 1 5 10



south elevation from church hill | east side elevation | north elevation from garden | west side elevation

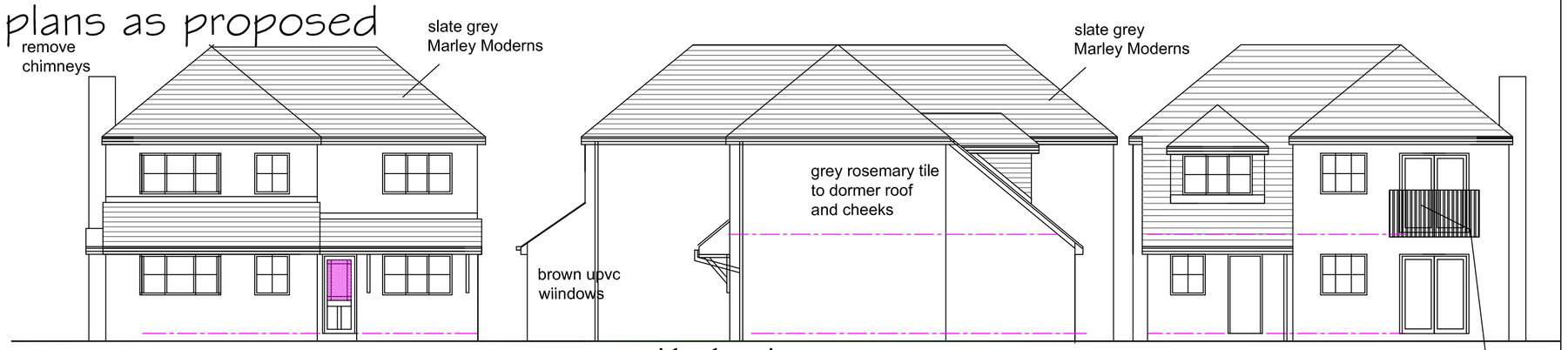
plans as proposed

remove chimneys

slate grey Marley Moderns

grey rosemary tile to dormer roof and cheeks

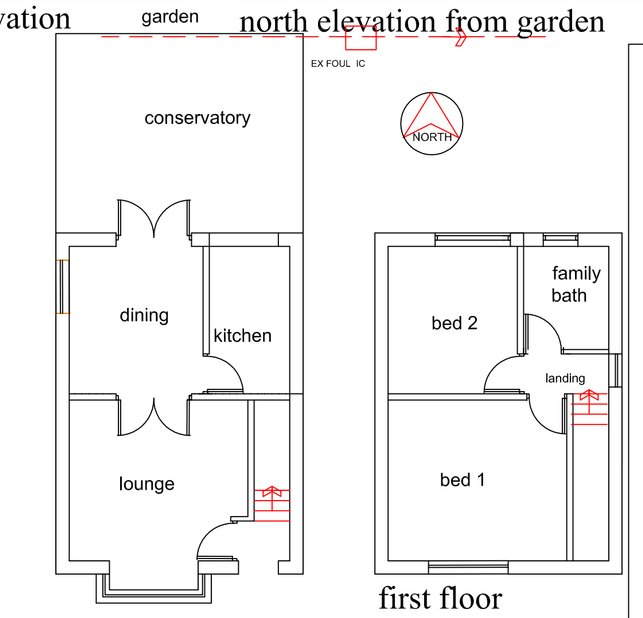
brown upvc wiindows



south elevation from church hill | east side elevation | north elevation from garden

grey rosemary tile to offshot roof and canopy roof

lean to roof on gallows brackets



ground floor | first floor

structural calcs for purlins, bearers,floor joists, supports to existing staircase,steel work support to first floor brickwork. (cond approval requested)
Battery back up required to smoke detectors.
Trickle vents to be provided to external door in utility room.
Guarding to Juliette balcony to be non-climbable.
Fully protected escape route to be provided to include fire doors to all rooms off the staircase and staircase to be underdrawn to provide 30 minutes fire resistance.
Fire resistance of one hour to all steelwork.
Soakaway to be 5m from dwelling dependant on percolation test, if unsuitable for soakaway consider rainwater harvester.
Foundation spec is 1m deep foundations or to depth as agreed with District Building Control officer. Foundation to be 600 wide mass filled concrete.
Radon barrier to be taped at all joints and around penetrations.
Sound insulation nto stud partition walls and between floor joists to achieve 10kg/m3.
Any alterations or extensions to existing heating system to be undertaken by Gas Safe registered installer.
Insulation to sloping section of roof to be as indicated on section.
See plan for specification for new staircase.

ELECTRICAL INSTALLATION
All to be carried out in accordance with Approved document P
energy efficient lamps/lighting to be provided should be installed in frequently used locations and to be in a quarter of all fittings

Approved Document A - Structure
Conditional approval requested for Structural calculations for the following:
- Steelwork and support

Approved Document B - Fire safety
The means of escape windows should be in accordance with AD B Paragraph 2.8.
30 minutes fire resistance should be provided to steelwork

Approved Document K - Protection from falling, collision and impact
New stairs to be constructed in accordance with ADK section 1 1 e
Max rise 220, min going 220
Max pitch 42 deg
A handrail should be fitted to one side of the new stairs, the height between 900mm and 1100mm from the pitch line.
The guarding to the stair and landing shall be of non climbable design in painted softwood with no gap exceeding 100mm between spindles or any other part of balustrade.

Approved Document L - Conservation of fuel and power
The pitched roof should achieve a standard of 0.13 W/m2.K.
The roof insulation should be continuous to avoid any potential cold bridges.
The new windows should achieve a WER Band C or better, or a standard of 1.4 W/m2.K minimum.
The external doors should achieve a DSER Band E or better, or a standard of 1.4 W/m2.K minimum.

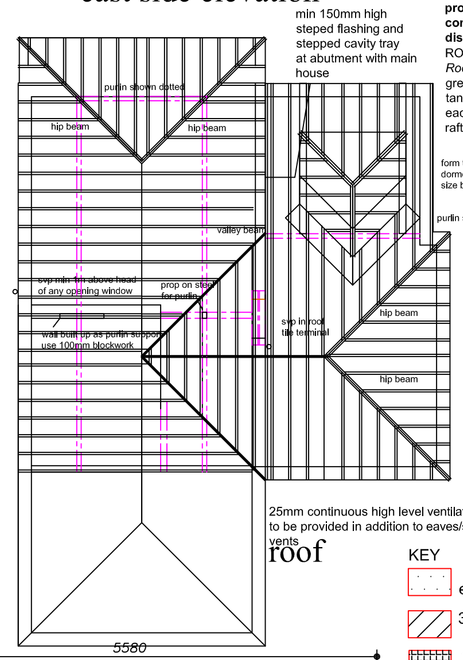
NEW MASONRY WALLS
SUPERSTRUCTURE
All walls to have U value of 0.28W/m2degC. Outer skin facing brick to match existing 100mm cavity. Inner skin(BLOCK TYPE A) 100mm thick thermal block Tarmac Toplite or equivalent agreed with DBS 50mm Kingspan Kooltherm K8 cavity board 50mm thick13mm Gypsum plaster and 2mm skim finish to internal face of block,. Stainless steel wall ties at 450mm vertical & 750mm horizontal centres. Block on edge cavity closers. Cavities to be continuous. Bond new work/courses into existing. Provide dpc at minimum 150mm above finished ground level.
STEEL LINTELS
By Birtley suitable for span and 100mm cavity. All lintels to have min 150mm end bearing.

Part M - Access to and use of buildings
Electrical sockets/switches to be located between 450 - 1200mm from floor level
Allow 3 double sockets in each room of extension

include for reprovision or relocation of any disturbed radiators light switches or socket outlets

restraint/triangulation provisions at rafter feet to the complete satisfaction of the district surveyor
ROOF COVERING
Roof tiling and leadworks
grey Marley Modern roof tile on 50 x 38 tanalised sw battens, double fixing to each tile on untearable sarking felt on rafters.Include dry verges

min 150mm high steped flashing and stepped cavity tray at abutment with main house



roof

25mm continuous high level ventilation to be provided in addition to eaves/soffit vents

slate grey Marley Moderns

juliette guard rail at 1100mm and balusters with no gap exceeeding 100mm design to be non-climbable

form new window to bathroom obscure glazed

enlarge existing window to dining room

west side elevation

position of rear wall before extension added

soil vent pipe to terminate min 1metre above head of any opening window

KEY
- existing external wall
- 300 cavity wall
- 100 o/all sound insulated timber stud partition
- **fit mains operated and linked smoke detection at each hall/landing with battery back up**
- e escape window

ROOF FRAMEWORK
common rafters 150 x 50 at 380 centres 21 sw fascia min 25mm air gap at eaves c/w fly mesh. All wallplates 75 x 50 mm tied down at 1800mm centres. Lat. restraint straps at 1800mm centres at ceiling level and at gable peaks(3No per side) 9.5mm foil backed plasterboard, scrim and skim finish to u/s ceiling.
ROOF COVERING
Roof tiling and leadworks
grey slate to match existing on 50 x 38 tanalised sw battens, double fixing to each tile on untearable sarking felt on rafters.Include dry verges
RAINWATER GOODS
Polyplpe 112mm guttering and 68mm downpipes
EXTERNAL WINDOWS AND DOORS
provide new windows and doors to entire property in white-(refer to client,to match existing) PVCu/locking handles;trickle ventilation;hermetically sealed double glazed un lis;include windowboards in MDF

REFER TO SEPARATE CALCULATION SHEETS AND STEEL AND STABILITY CALCULATIONS PREPARED BY STRUCTURAL ENGINEER

NOTES
All structural timber to be strength graded
VENTILATION
8000mm2 trickle ventilation to all habitable rooms.All habitable rooms to have opening lights with aggregate area equal to not less than 1/20th floor area of respective room.
INSULATION
all to be lapped as recommended in DLTR guidance for ensuring robustness of construction-no gaps or thermal bridges
UNDERGROUND DRAINAGE
Alter,adapt and extend the existing underground drainage system as detailed. Separate system to be maintained.

surface water drainage to soakaway subject to percolation tests etc

.Drainage to be in approved plastics system 100mm dia laid to suitable falls with 350 dia ic at junction/change of direction of drain run if applicable. Foul drainage to connect into public sewer, surface water drainage to connect into existing rwps
NEW MASONRY WALLS adequacy of existing foundation to be agreed with DBS prior to construction of new cavity walling
All lintels are Birtley suitable for 100mm cavity/brick outer leaf and to have min 150 end bearing, insulation and fire protection

STRUCTURES AND ALTERATIONS
Form new structural openings at positions refererred to on plan. Infill existing openings at positions referred to on plan.Include making good to wall, floor and ceilling finishes. Where indicated, refer also to structural engineers detail sheets.
include for reprovision or relocation of any disturbed radiators light switches or socket outlets

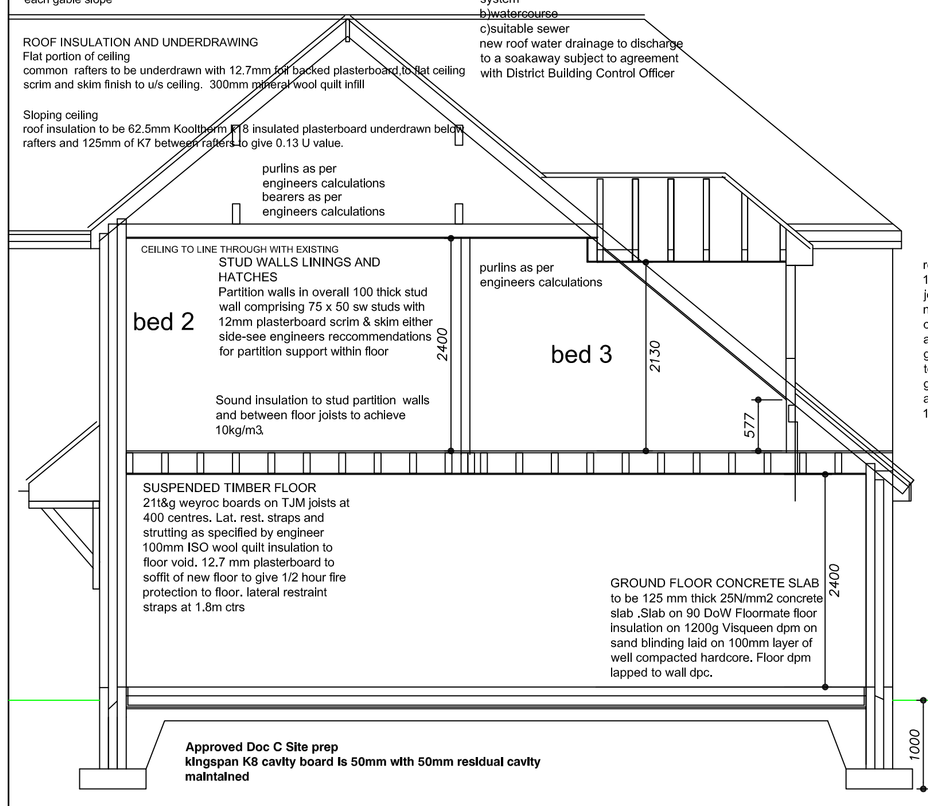
PLASTERING/LOFT INSULATION
Internal plastering to walls and ceilings
Internal plastering to walls and ceilings
5mm finishing plaster to plasterboard backgrounds
on completeion of these works a certificate will be required from a 'registered competetnt person' in order to certify alterations to the electrical system in accordance with approved electrical standards.
new roof water drainage to discharge to either
a)an adequate soakaway or filtration system
b)watercourse
c)suitable sewer
new roof water drainage to discharge to a soakaway subject to agreement with District Building Control Officer

RESTRAINT
floor joists and wallplates to be tied down at 1.8m ctrs and trussed rafters to be tied down with 3 no straps to each gable slope

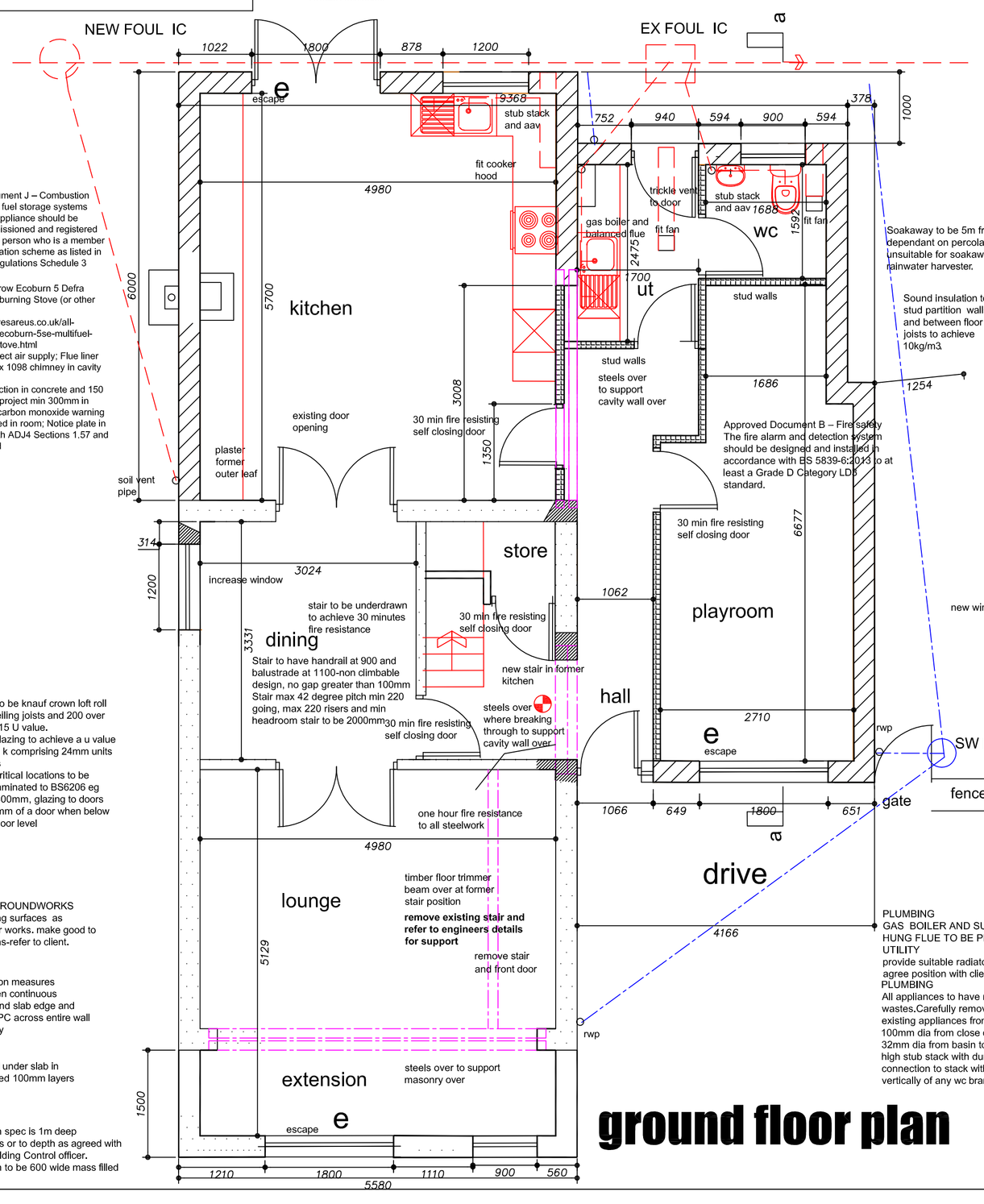
ROOF VENTILATION
5mm ridge 25mmm eaves

FINISHING JOINERY
Skirtings and architraves
Skirtings and architraves to match existing torus moulded
unless noted otherwise the following are assumed:-
Doors
Internal door to be 6 panel moulded fire door blank factory primed for clients decoration
Ironmongery
All doors to have brass finish ironmongery in plain rectangular design with swept s handles

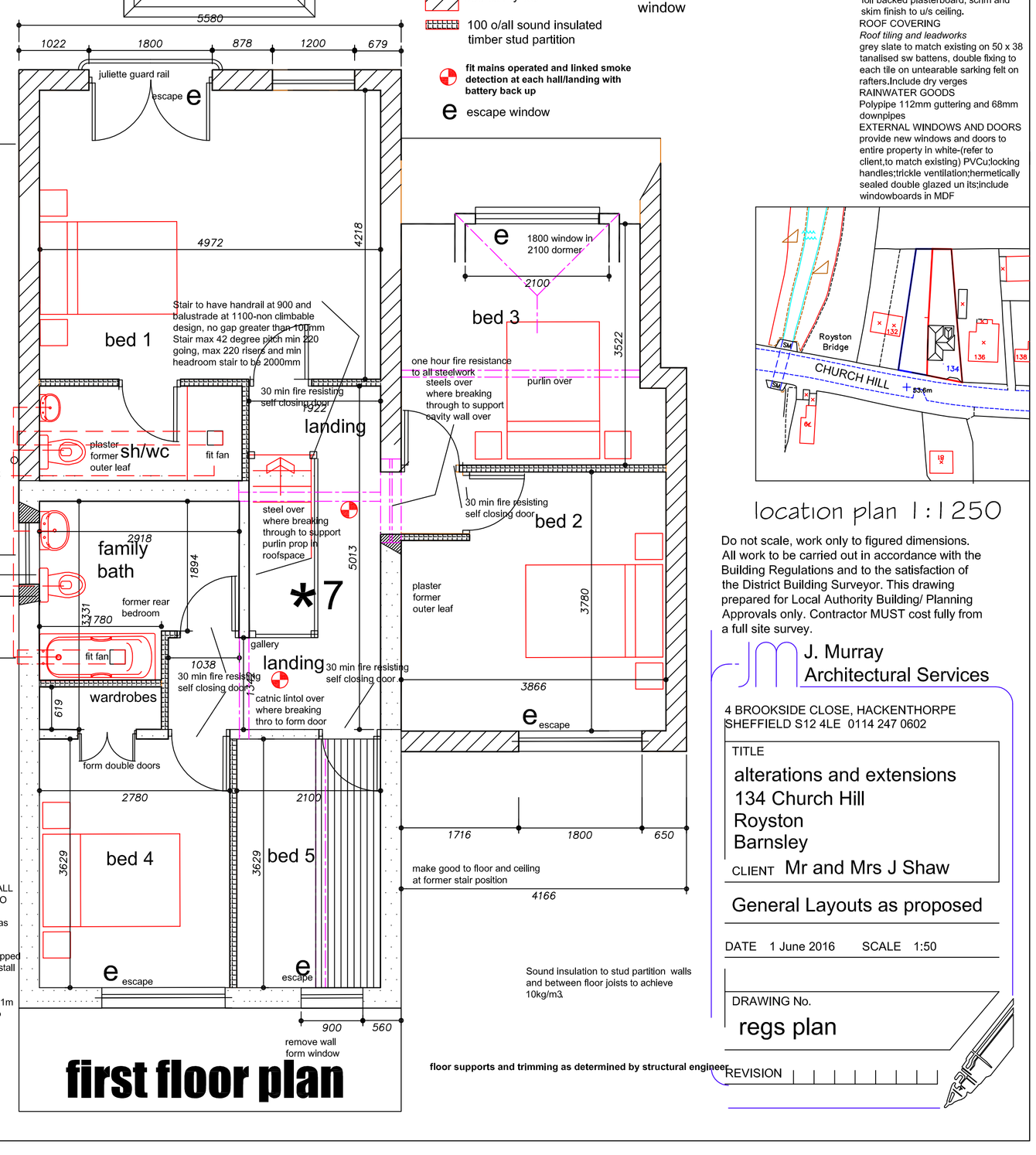
Approved Document J – Combustion appliances and fuel storage systems
The multi fuel appliance should be installed, commissioned and registered by a competent person who is a member of a self-certification scheme as listed in the Building Regulations Schedule 3 Section.
New stove Aarrow Ecoburn 5 Defra Multifuel/Woodburning Stove (or other approved)
http://www.stovesareus.co.uk/all-stoves/aarrow-ecoburn-5se-multifuel-woodburning-stove.html
5kw Rating; direct air supply; Flue liner 125mm in 544 x 1098 chimney in cavity construction;
Hearth construction in concrete and 150 thick hearth to project min 300mm in front of stove; carbon monoxide warning alarm to be fitted in room; Notice plate in accordance with ADJ4 Sections 1.57 and 1.58 to be fitted



section a-a



ground floor plan



first floor plan

location plan 1:1250

Do not scale, work only to figured dimensions. All work to be carried out in accordance with the Building Regulations and to the satisfaction of the District Building Surveyor. This drawing prepared for Local Authority Building/ Planning Approvals only. Contractor MUST cost fully from a full site survey.

J. Murray Architectural Services
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SHEFFIELD S12 4LE 0114 247 0602

TITLE
alterations and extensions
134 Church Hill
Royston
Barnsley
CLIENT Mr and Mrs J Shaw

General Layouts as proposed

DATE 1 June 2016 SCALE 1:50

DRAWING No.
regs plan

REVISION