PROPOSED SECOND FLOOR EXTENSION TO
32 SNYDALE ROAD. CUDWORTH. BARNSLEY. S72 8JR

SPECIFICATIONS

ROOF
Bitumen bedded 12mm mineral chippings on 3 layers of mineral felt on 20mm thick chipboard type 3 BS 5669 79 on 2000 x 50mm s.w. timber roof joists @ max. 400mm cts with timber firings to give a min/ fall of 1 in 80
Joists tied down to blockwork by means of 40 x 6mm m.s. anchor straps set min 375mm into blockwork.
Lateral roof restraint provided by similar straps set into concrete blocks and secured to min. 3 joists @ max. 2000mm cts. All timber to be soft wood.
150mm thk. Fibreglass quilt insulation laid between joists.
Joists underdrawn with 12mm thk. Plasterboard and skim
275mm deep facia boards to sides
225mm deep facia board to front
Roof ventilated by 25mm continuous gap at eaves min 0.3% roof plan area with vermin proof screen.
100mm Dia. Half round p.v.c. rainwater gutter to a 65mm Dia. p.v.c. rainwater fall pipe to discharge into existing fallpipe.

WALLS
Remove all existing first floor facing bricks and build both floors with same type 102mm thk.facing bricks with 100mm cavity using dry-therm cav fill (or similar)
100mm thk. 'Thermolite' (or sim.) concrete blockwork inner leaf
Cavity fill below ground level with fine concrete.
Wall ties 5/sq m. and every block depth to reveals
Vertical and horizontal d.p.c to reveals
Beam fill between joists to finish 25mm below sarking felt to allow cross ventilation
Windows to be double glazed
All existing outer brickwork of existing first floor extension to be removed and replaced so existing first floor extension matches new build brickwork.
Internal partion walls to be 75mm x 50mm s.w.timber studding at max. 400mm cts. with 12mm thk. plasterboard and skim.

FLOORS
Ground floor - 40mm thk. sand and cement screed on 1200g visqueen (or sim.) d.p.m. on 100mm thk consolidated hardcore.
First floor – 20mm thk flooring grade chipboard type 2 B.S. 5669 79 on 150 x 50mm s.w. timber floor joists at max. 400mm cts. Underdrawn with plasterboard and skimmed.

FOUNDATIONS
Re-use existing foundations. Checked on site and approved by Mr John Stokes of Building Control.
New build foundations to be 600 x 225mm thk concrete footings with min. cover of 530mm. New foundation to be taken below any drains within 1000mm of building.
No foundation or part of building to encroach over boundary.

DRAINS – New first floor bathroom to utilise all existing external drains.

:OOR EXTENSION TO 32 SNYDALE ROAD CLAYWORTH ST2 8JR

SCALE 1:50

EXISTING LOUNGE

EXISTING KITCHEN

UP

EX. S&V PIPE

EXISTING BATHROOM

REMOVE EXISTING BATHROOM SIDE WALL TO INCREASE WIDTH OF NEW KITCHEN

2550

EXISTING LOUNGE

PROPOSED LOUNGE ROOM

UP

PROPOSED KITCHEN

3120

3000

EXISTING BEDROOM

DOWN

800 MIN

PROPOSED BEDROOM

PROPOSED BATHROOM

1830

BREAK OUT
HOUSE REAR
INSTALL "CA
CAVITY" (OR S
LINTEL OVE
DOOR & FRA
FIT NEW DO
& FRAME