

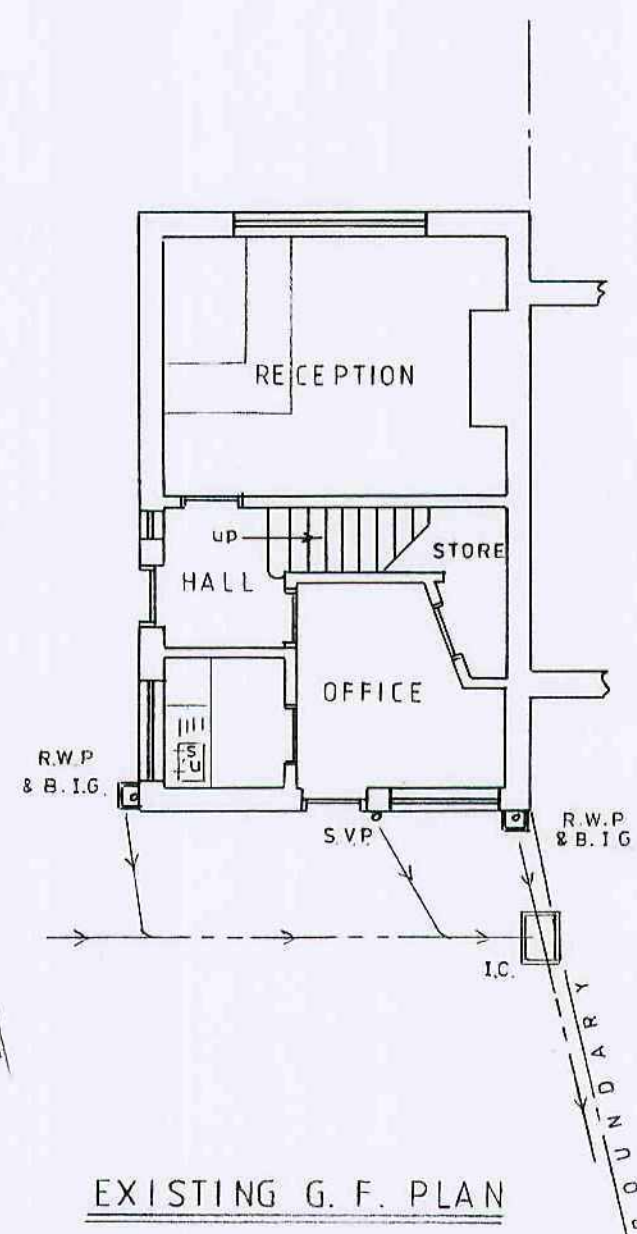
PROPOSED SINGLE STOREY EXTENSION at
No 1 LAITHES LANE ATHERSLEY for
Mr. R. NICHOLSON. Scale ~ 1:100

All measurements in mm (eg 150) unless stated.

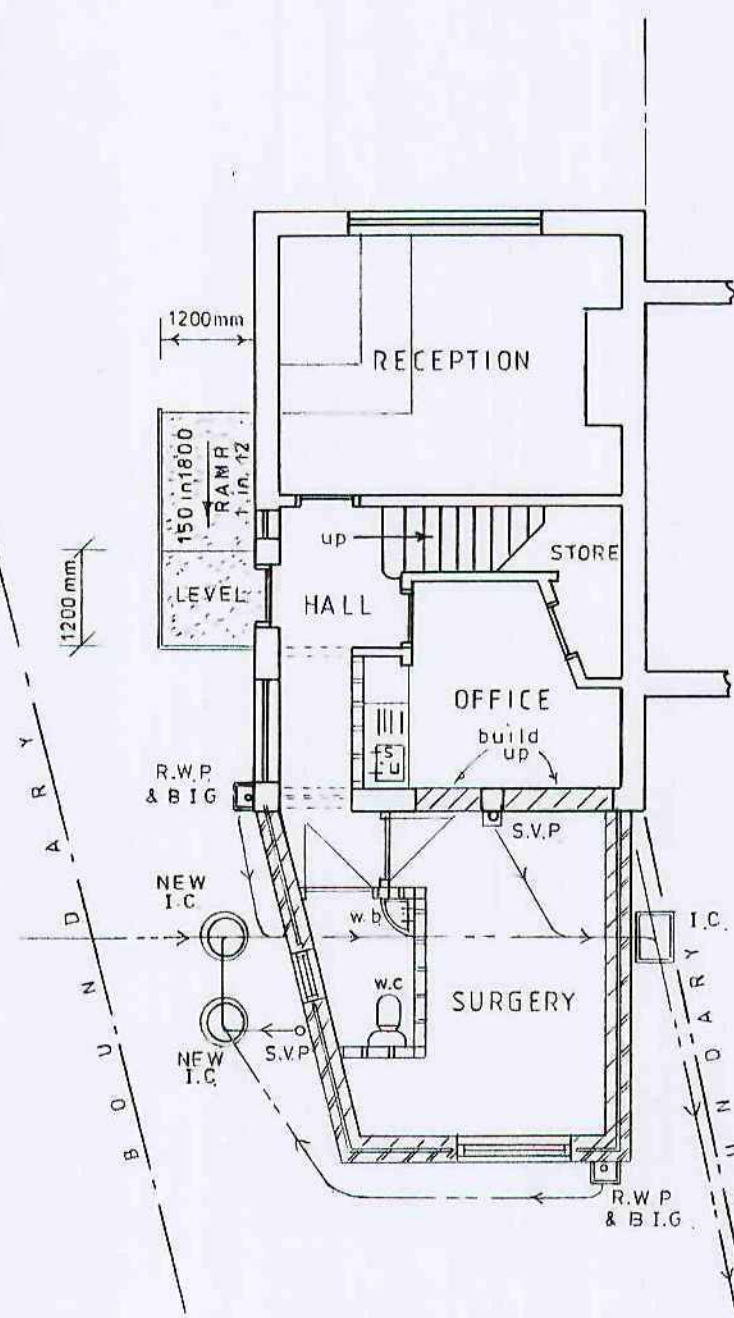
ROOF: concrete tiles (colour to match existing) on 25x38 s.w. battens on untearable roofing felt (lapped 150 horizontally & 300 vertically, pulled taught & dressed into gutter), apx 22½° pitch.
125x50 rafters & ceiling joists @ 400cts.
150x50 binders. 100x50 hangers @ 1350cts.
50x100 s.w. wall plate. 150x25 ridge board.
30x5 galvanised m.s. anchor straps @ 1800cts, at rafter & ceiling level; min 1.0m length (down wall) & to span min 3No joists inc 100x50 noggins.
25 s.w. fascia board with continuous 10 vent' gap (with vermin proof strip) & proprietary eaves/rafter vent tray.
100 fibreglass insulation between ceiling joists & 170 laid across = 270 total thickness.
13 p.b. & skim ceiling.
100 p.v.c. gutter & 63 p.v.c. r.w.p.
150 Code 5 lead flashings.
EXTERNAL WALLS: Cavity walls: 105-115 facing bricks (to match existing); 100 cavity with full fill cavity batt insulation (Dritherm, Rockwool); 100 aerated concrete blocks (Plasmoor Stranlite/Aglite/Fibolite; Thermalite Shield; Celcon Standard), with 13 lightweight Carlite plaster & skim or 10 p.b. & skim on dabs.
Cavity can be reduced to 75 if either Thermalite 'Turbo' or Celcon 'Solar' blocks are used.
ALTERNATIVE: 75 cavity with 50 partial fill Kingspan Kooltherm K8 or Kingspan TW50 or Celotex Tuff-R CW3000 cavity board insulation - maintain 25 clear cavity. Polyfoam cavity closers around openings.
New brickwork to be bonded to existing.
Stainless steel tie irons @ 750cts horizontal, 450cts vertical, 225cts vertical at reveals.
Vertical twist type ties for cavity batts.
Double drip type ties & retaining clip for cavity boards.
Cavities to be continuous, conc filled to 150 below d.p.c. & open at eaves to allow wall insulation to link with roof insulation (to avoid thermal bridge).
d.p.c. to walls (min 150 above G.L.), openings & reveals.
Carnic/I.G./Keystone lintels over new openings, fitted to manufacturers instructions & Span/Load Tables.
All lintels, jambs & cills to be fully insulated.
Contractor to inform L.A. B.C.O. of intended lintels prior to installation.

LINTELS: Contractor to use the following lintels dependant on cavity width & inner leaf thickness [max opening]:
CATNIC: CG90/100 [3600]; CN14A [2400]; CN14C [4500]
CG70/100 [3600]; CN3A [2400]; CN4C [4500]
KEYSTONE: P/K-90 [2700]; S/K-90 [4500]
P/K-70 [2700]; S/K-70 [4500]
I.G.: L1/S80 [4500]; L1/S70 [4500]
INTERNAL WALLS: N.L.B. - lightweight aggregate blocks with 13 Carlite plaster & skim or 10 p.b. & skim on dabs both sides; built off o/s conc thickened out to 200 (x450).
ALTERNATIVE: 100x50 s.w. frame with 2 layer 13 p.b. & skim b.s.; built off s.w. sole plate or double joists.
WINDOWS: to be double glazed with soft low-E coating & achieve U-value of 1.80 W/m²K (Pilkington K or equivalent) & draught stripped; 1/20 of floor area to open & be fitted with trickle ventilation min area 5000mm² equivalent area or 'Espagnolet' double catch locking mechanism.
Safety glazing (BS6206 1981) to external door & windows less than 800 above F.F.L. or within 300 of any door ... #
FOUNDATIONS: 600x225 concrete strip, depth determined on site by L.A. B.C.O.
Any drains under building to be protected to satisfaction of L.A. B.C.O. & lintelled over when passing under walls.
FLOOR: 19 t+g chipboard on 100x50 s.w. joists @ 400cts, on 110 honeycombed sleeper walls (inc d.p.c.) @ 1800cts max, 200 fibreglass/105 Celotex/105 Kingspan/140 Styrofoam insulation between joists, 100 over-site concrete thickened to 150 (x450) under sleeper walls, 1200g visqueen d.p.m., 25 sand, min 100 compacted hard core. (NB: min 150 clearance between over site conc & under side of insulation).
225x75 air grates & cavity liners @ 1800cts.
ALTERNATIVE FLOOR: 100 concrete on 500g polythene on 90 Celotex Tuff-R GA 300 / 90 Kingspan Kooltherm K3 / 90 Kingspan Thermafloor TF70 / 120 Styrofoam on 1200g visqueen d.p.m. (lapped to wall d.p.c.) on 25 sand blinding, on min 100 compacted hard core.
PLUMBING: P+F Kitchen units & Toilet suite to clients choice.
s.u. to 40 w.p. fitted with 75 deep seal anti-vac trap.
w.b. to 32 w.p. fitted with 75 deep seal anti-vac trap.
w.c. to 100 w.p. fitted with 50 trap.
Kitchen waste to ex' b.i.g.
Bathroom waste to new 100 p.v.c. s.v.p., terminating 900 above top of adjacent windows & fitted with windout eye.
Mechanical extract vent to Kitchen, min rate 60 l/sec.
Renew ex' s.v.p. in 100 p.v.c. & encase in 13 p.b. & skim.
Remove ex' rear hopper head & re-route w.p. to ex' s.v.p.

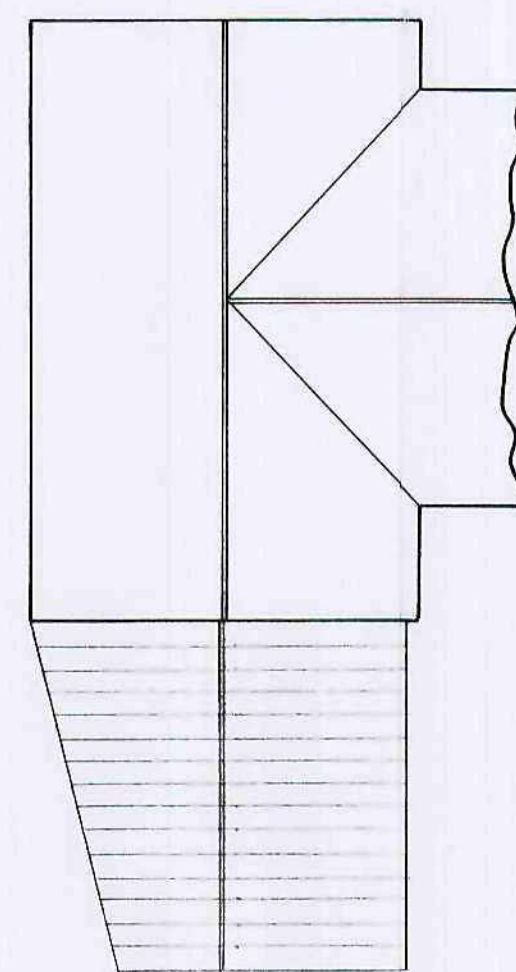
DRAINAGE: 100 p.v.c. f.w. drains, min fall 1in40, b&s in pea gravel, to ex' system via new p.v.c. I.C.; or new I.C. built in 225 class B engineering bricks on 150 conc base.
100 p.v.c. s.w. drains to soak away [FIRST OPTION], min 5.0m from buildings (soak away test to be carried out in presence of L.A. B.C.O. & if strata is unsuitable, an alternative method of drainage is to be adopted).
ALTERNATIVE: to ex' system, via new b.i.g. if required.
Position & flow of ex' drains to be checked & confirmed on site by contractor.



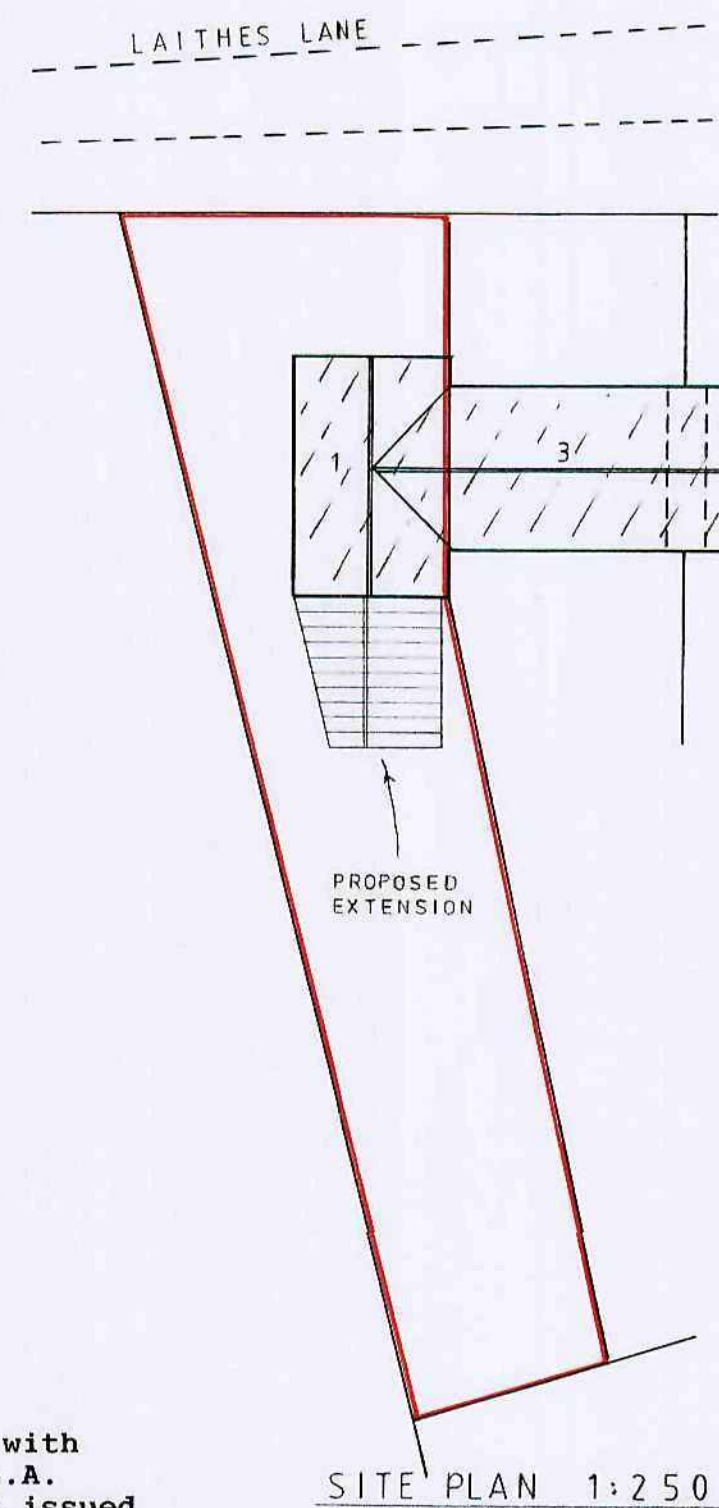
EXISTING G.F. PLAN



PROPOSED G.F. PLAN



ROOF PLAN

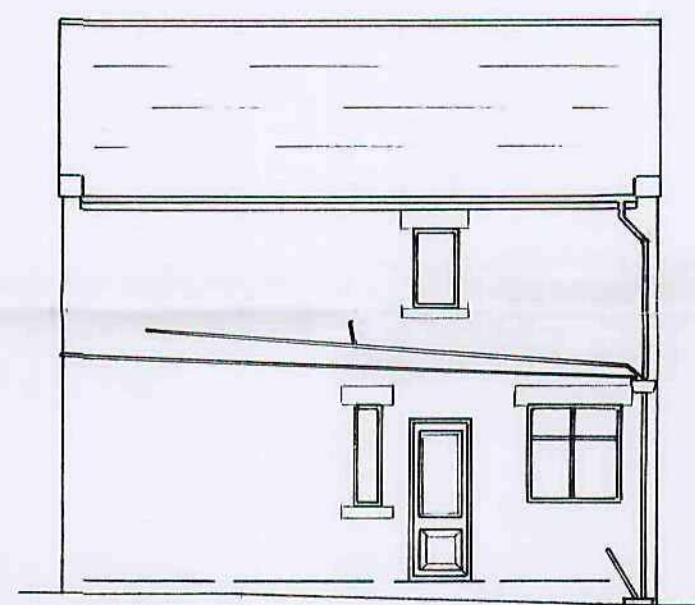


SITE PLAN 1:250

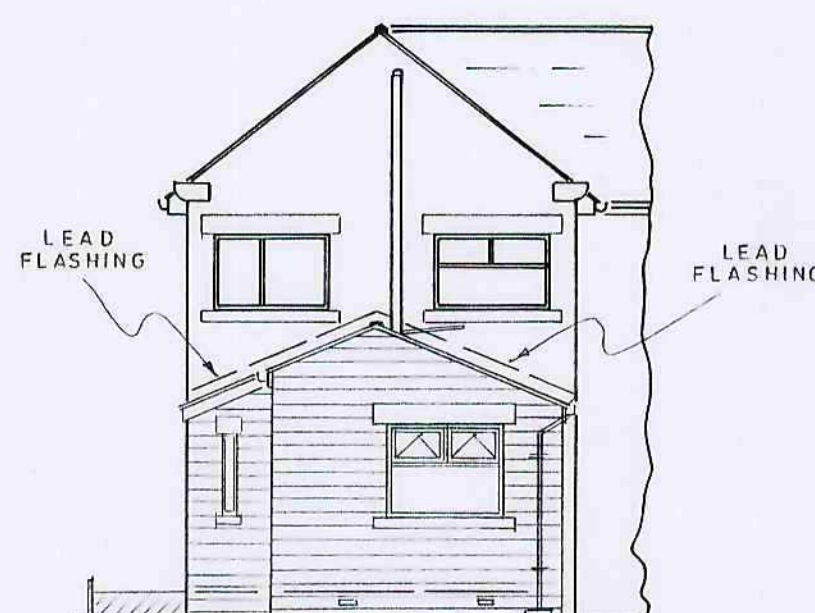
ELECTRICAL WORKS: All electrical work to comply with Building Regulations Part P to satisfaction of L.A. B.C.O., inc electrical certification (to BS7671) issued by a member of the competent persons scheme (registered with a Part P Self-Certification Scheme) OR an electrical inspection to be carried out by L.A. officer & a further fee charged.
50% of new light fittings should only be capable of accepting high efficiency lighting.
INVALIDE FACILITIES: Provide concrete / paving slab / block paving ramp to external door, min 1200 wide, with 1200 level landing top & bottom; max gradient 1 in 12. Vertical d.p.m. between ramp & dwelling wall.
P+F new external door to have low threshold ('bubble cill').
New passage to be 1000 wide.
New internal doors to have 900 min clear opening width.
New G.F. Toilet door to open outwards.
OTHER WORKS: Break out opening in rear external wall to form access into new extension, p+2No CN5X Catnic lintels (or similar) over.
Break out opening in ex' Hall/Kitchen wall to extend Hallway, p+2 CN5X Catnic lintel (or similar) over.
Remove ex' rear window & external door, build up openings & make good.
Reposition ex' gas boiler & balanced flue, inc protective cover, to recommendation of registered gas installation engineer.



EXISTING REAR



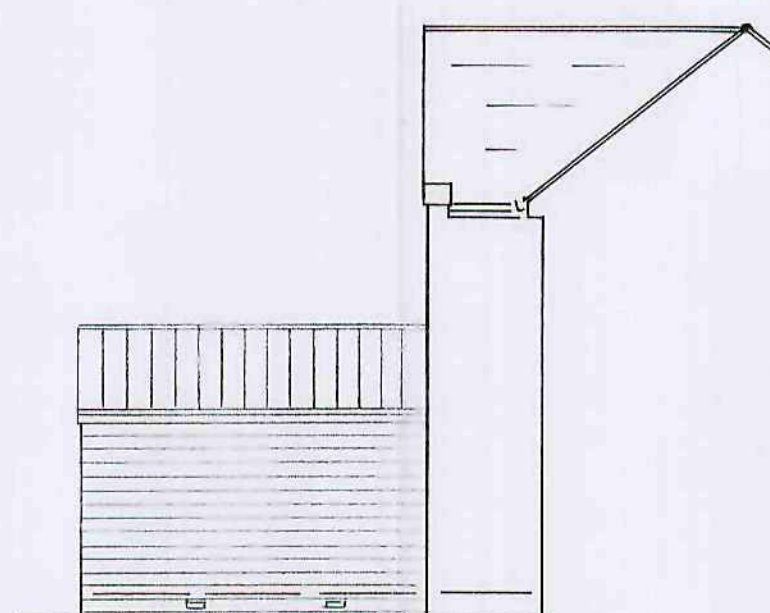
EXISTING SIDE



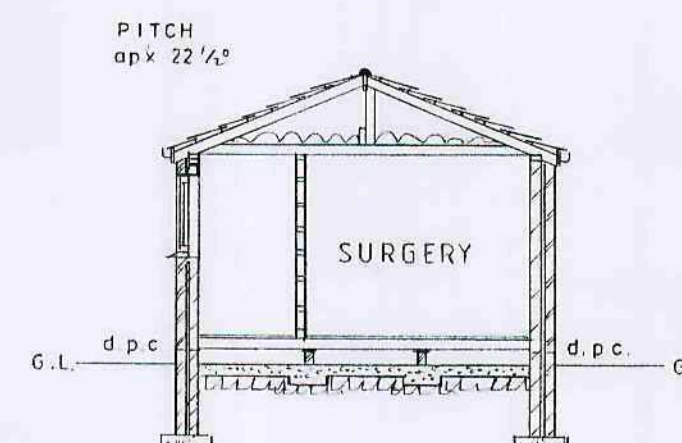
PROPOSED REAR



PROPOSED SIDE



PROPOSED SIDE



SECTION

Barnsley Metropolitan
Borough Council
06 JUL 2009
Corporate Wren (RUB)