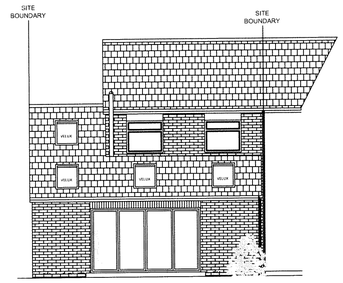
MR W AND MRS L SAXTON

3 TOR CLOSE, BARNSLEY, S71 1XS



PROPOSED REAR ELEVATION

NOTES

Do not scale off this drawing.
Refer to figured dimensions only.
All dimensions to be checked on site prior to the commencement of works.
All works must be carried out in strict accordance with approved drawings drawn up by Archismart Design. Any deviation is the responsibility of the contractor and client. We take no responsibility whatsoever for amendments and changes on site from the approved drawings. Drawings are for information only as requested and amended by client - Planning must be adhered to at all times.
This drawing is to be used for Local Authority Approval purposes only.
All amendments made inline with planning and clients request OCT 2014.

All work to be carried out in accordance with current Building Regulations, DEFRA - Limiting thermal bridging and air change; Robust Construction details for dwellings and similar buildings together with all relevant British Standards and Codes of practice and to the satisfaction of the respective Building Control Officer
It remains the responsibility of the building contractor to ensure that all components and materials used are of specification and size etc to suit the proposed application and are installed/used in strict accordance with the relevant manufacturers recommendations
Positions of any existing services and drains etc are assumed only. The investigation/research and excavation of same remains the responsibility of the building contractor.
Archismart design does not carry out any site inspections or project manager roles.
Drawings are provided for information purposes only, not to be built from. Structural engineers should be sought for further technical information.

FOUNDATIONS

All foundations to be concrete strip type 600x225mm under external cavity walls with minimum 750mm cover and are to include A142 mesh reinforcement to top (50mm cover)
Foundations may be deeper than indicated dependant on ground conditions and bearing pressure encountered at excavation. Foundation size and depth etc to be all as agreed with the Local Authority Building Inspector
Any foundations where running parallel to existing sewers to be taken down to invert level
Existing foundations to be exposed prior to commencement of the works and subject to inspection by the Local Authority Building Inspector

EXTERNAL WALL CONSTRUCTION

External wall construction to comprise of 102.5mm facing brickwork outer leaf to match existing dwelling, 100mm minimum cavity to include 40mm Kingspan Thermawall TW50 partial fill cavity slabs or similar secured via wall tie clips to 100mm 7N/mm sq medium density blockwork (1300 Kg/m3) internal leaf receiving 13mm plaster finish to give overall construction 'U' value minimum 0.35W/m.sq.K - exposed wall
Wall ties to be stainless steel type 1 to DD140 Part 2 formerly vertical twist to BS 1243 (50mm min. 75mm max embedment both sides) at 450mm centres vertically and 750mm centres horizontally, staggered, and at each course at reveals
Note: Wall ties at openings to be positioned within 100mm of reveal block returns
Horizontal dpc (Hyload Mortarmatch or similar) to be provided in outer leaf of cavity wall minimum 150mm above adjacent ground level and at ground floor joist bearing level to all internal walls and inner leaves of cavity walls
Cavities to be closed at eaves and around all new window/door openings with return block
Rockwool 'Rockdose' or similar vertical and horizontal dpc's to be fitted to all cavity closures except where protected by eaves and verge
All external / loadbearing internal walls below ground level to be Plasmor 'Stranlite' or similar approved foundation blocks
Cavities to be filled to ground level with lean mix concrete (1:12) finished with sloping batter towards outside leaf
Crocodile type stainless steel fixings to be used where new wall abuts old to form 10mm vertical soft joint detail with proprietary backing strip and mastic sealant together with all necessary plaster movement joint beads internally
Mortar for use beneath DPC levels to be in accordance with the current British Standard. Sulphate resisting cement to be used where recommended by the brick manufacturer or where sulphates are present in the ground or ground water

LINTELS

Combined galvanized steel lintels by Catnic Ltd or similar approved to all openings including external meter boxes to be of size/specification to suit spans with end bearings strictly in accordance with manufacturers recommendations

ELECTRICAL

The whole of the electrical system is to be extended/adapted in accordance with the latest I.E.E regulations. Details of the design are to be supplied by the Electrical Engineer

SOLID GROUND FLOOR CONSTRUCTION

Ground floor construction to comprise solid concrete floor finish to clients spec and dwelling extension and upper floor to be 25mm nominal ptg softwood boarding on 50x100mm timber battens at maximum 450mm centres on 150mm overall finished thickness concrete on 1200 gauge visqueen dpm on sand blinding on 150mm crushed stone hardcore well consolidated to give overall construction 'U' value minimum 0.25W/m.sq.K - exposed floor (note; DPM specification may vary to suit gas protection measures)
100mm thick Kingspan 'Kooltherm K3' insulation floorboard or similar to be laid between timber battens to give overall construction 'U' value minimum 0.25 W/m.sq.K - exposed floor (note; ensure that insulation fits snugly up to sides of battens and walls at ends and does not project above tops of battens)
DPM to be fully lapped and sealed with existing new dpm's and dpc's to internal leaf/internal walls to form continuous barrier (all joints lapped minimum 100mm and bonded together with dpc manufacturers recommended jointing tape)

INTERNAL WALL CONSTRUCTION

Internal walls to ground floor to be 100mm 7N/mm sq blockwork finished both sides in two coat 13mm plaster including 100x150mm PCC lintels (Naylor or similar) over all doors/openings with minimum 150mm end bearing
Note; vertical chases not to exceed 1/3 of the wall thickness (1/3 thickness of the leaf in cavity walls) and horizontal chases not to exceed 1/6 of the thickness of the leaf of wall
Noggins to be provided at positions to suit radiators, sanitary fittings where appropriate

WINDOWS AND DOORS

All external windows/doors to be UPVC fitted with white upvc sealed double glazed units and opening lights as indicated on plans (note; habitable rooms opening light size to achieve minimum 1/20 of floor area for rapid ventilation part of which should be 1.75m above floor level)
Glazing to give overall construction 'U' value minimum 2.0W/m.sq.K
All windows, patio doors etc to have trickle vents fitted giving background ventilation of not less than 8000mm sq to habitable rooms and 4000mm sq to all other areas
Wc / Ensuite windows to be obscure glazing where relevant - also to stairs / landing to the rear of the building.
Glazing to doors which is wholly or partially within 1500mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS 6206
Glazing adjacent to doors which is wholly or partially within 300mm of the edge of a door & which is also wholly or partially within 1500mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS 6206
Low level glazing other than glazing in doors and glazing adjacent to doors which is wholly or partially within 800mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS 6206

Rooflights to be type GGL - 2 Velux rooflight or similar approved.

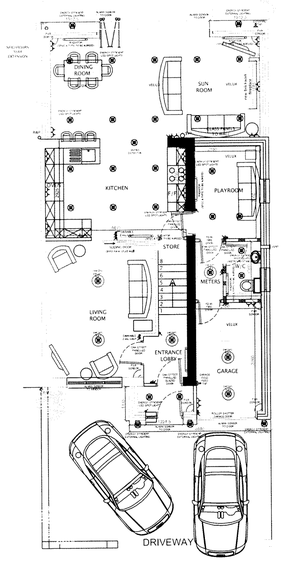
ROOF CONSTRUCTION

Roof construction to comprise of concrete interlocking type roof tiles to match existing on 38x25mm sw treated battens on reinforced bitumen felt to BS 747:1977 type 1F on gang nailed roof trusses by specialist supplier
All tiles including eaves, ridge and verges to be nailed/clipped and bedded all in accordance with tile manufacturer recommendations
Layout, bracing requirements, details and calculations for roof trusses to be submitted separately to the Local Authority for approval 48 hours before work commences on site
All trusses/roof members to be secured using proprietary anchors, clips and fixings all in accordance with specialist recommendations
Note: no notches or holes to be cut in roof rafters other than at supports where they may be birdsmouthed to a depth not exceeding 1/3 rafter depth
Ceiling to comprise 12.5mm foil backed plasterboard and skim finish secured to u/s trusses to receive 250mm Rockwool 'rollbatt' insulation or similar in roof void to give overall construction 'U' value minimum 0.16W/m.sq.K (100mm between joists, 150mm over joists) with minimum 50mm clear air space above
Form overhanging eaves using 19mm thick fascia and 12mm thick soffit in external quality paint grade plywood or treated softwood with eaves to eaves ventilation provided through soffit comprising continuous 10mm wide slot with fly screen mesh backing or via equivalent proprietary soffit vents all to match existing
10mm continuous eaves to eaves ventilation obtained using proprietary eaves vent system fixed all in accordance with manufacturers recommendations
Form overhanging verge using 100x50mm gable ladder spars at 400mm centres maximum secured to last truss/rafter and 100x50mm sw rafter with 19mm thick bargeboard and 12mm thick soffit in external quality paint grade plywood or treated softwood all to match existing
Secure continuous 100x50mm sw wallplate rawl bolted to top of internal leaf using 30x5mm galvanized ms holding down straps 1200mm long at maximum 1.2m centres
Roof trusses/rafters to be secured to gable walls at 1800mm centres maximum using 30x5mm galvanized ms straps fixed across 3no minimum rafter and ceiling members with noggins and packings between
Roof access to be provided to each area of the roof with 600x600mm insulated loft access hatches where relevant - access to eaves and store also where possible.

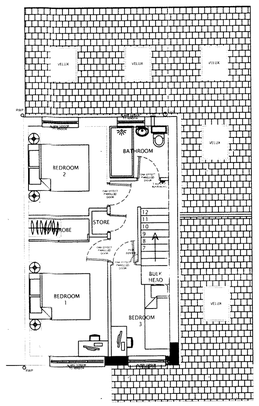


REAR GARDEN

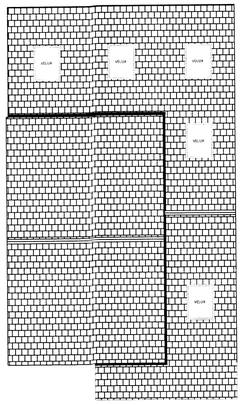
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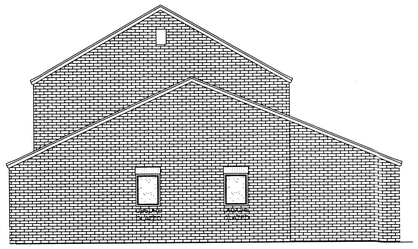
PROPOSED GROUND FLOOR / SITE PLAN



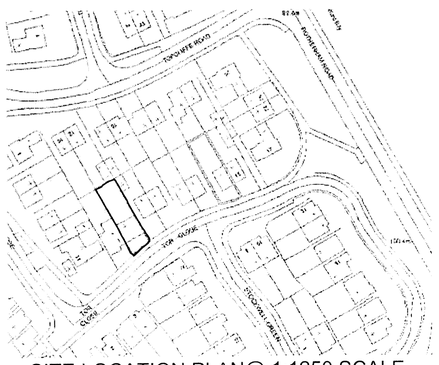
PROPOSED FIRST FLOOR



PROPOSED ROOF PLAN



PROPOSED SIDE ELEVATION


A59
ROUND HILL ROAD
ROUNDHILL ROAD
TOR CLOSE
TOR CLOSE
TOR CLOSE