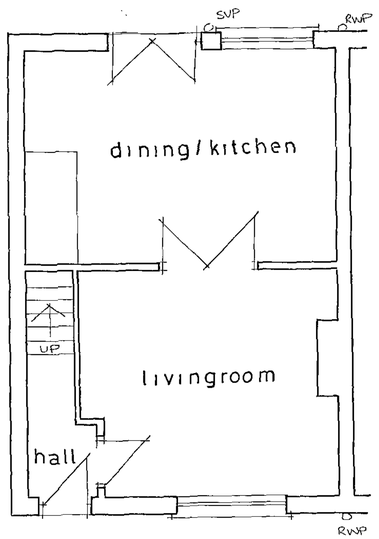
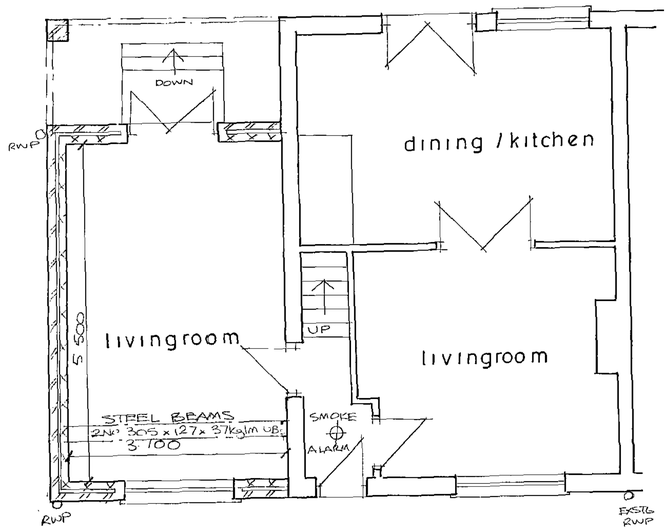
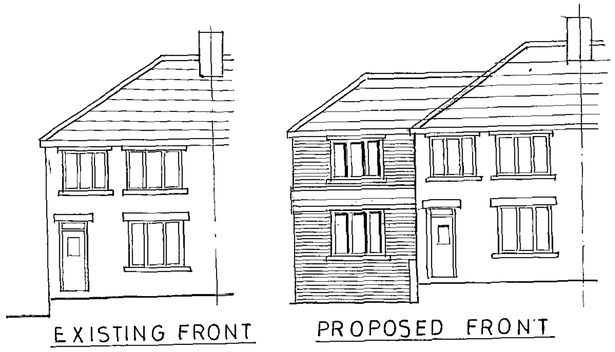


EXISTING GROUND

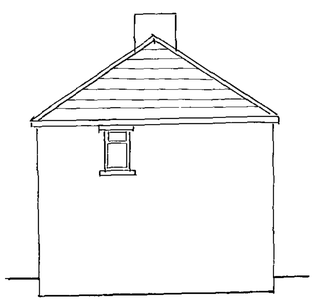


PROPOSED GROUND

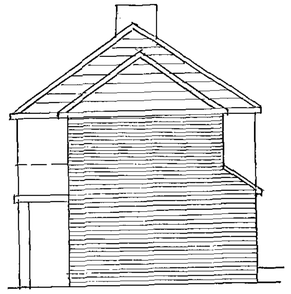


EXISTING FRONT

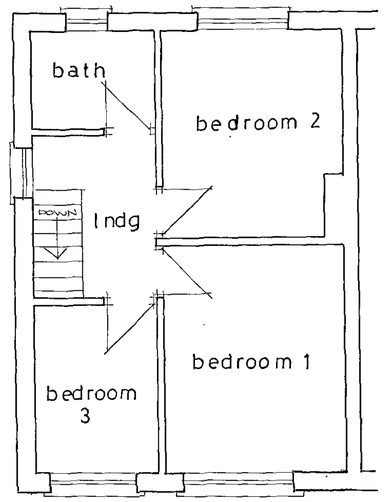
PROPOSED FRONT



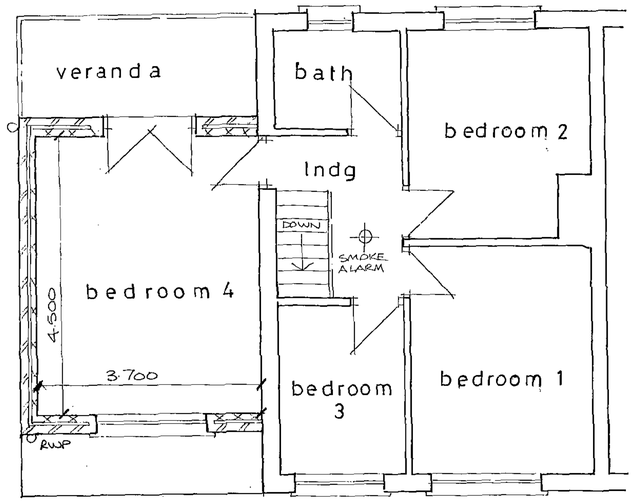
EXISTING SIDE



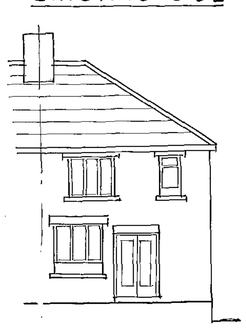
PROPOSED SIDE



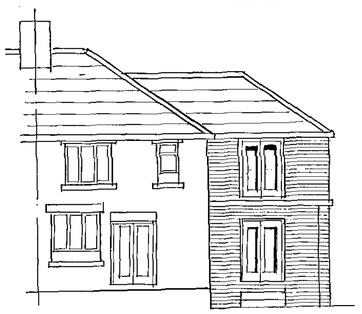
EXISTING FIRST



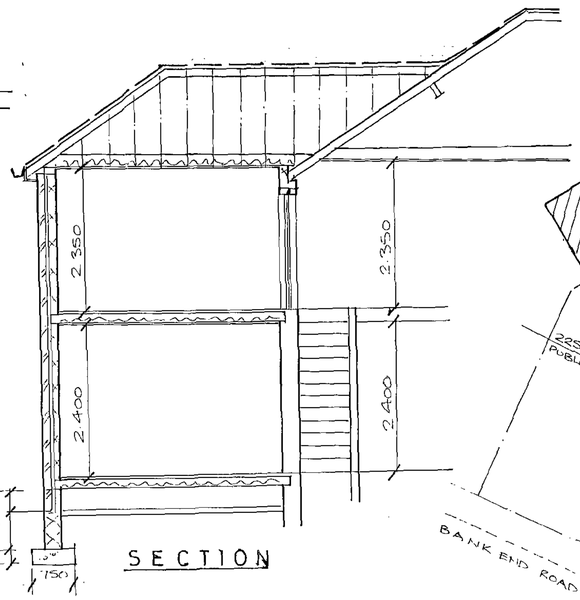
PROPOSED FIRST



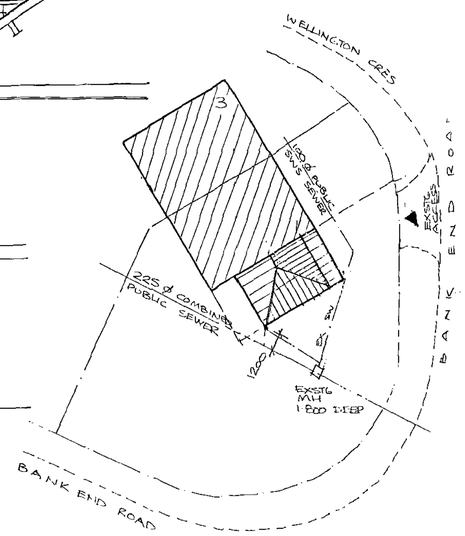
EXISTING REAR



PROPOSED REAR



SECTION



SITE PLAN 1/200

EXTENSION

ROOF: Concrete interlocking roof tiles to match existing house roof on 38 x 25 battens on untearable felt; verge and eaves tiles fixed to match existing; 150 x 50 rafters at 450 centres (max span 3.300) at 32.5 degree pitch to match existing roof; rafters to bear on wallplate, on 200 x 50 hip rafter on on 200 x 25 ridge board; short rafter ends to bear on 150 x 25 bearer nailed to existing rafters, 50 x 100 dragon ties to corners and across ceiling joists to tie hips together; 100 x 75 treated wallplate fixed to blockwork at 1.8 metre centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 195 x 38 ceiling joists at 450 centres (max span 3.770) built in both ends; PVCu soffit and fascia board; insulation to be 300 Rockwool mineral fibre; insulation in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16), ventilators at soffit to give an equivalent area as 12mm continuous air gap; Code 4 lead valley lapped under roof coverings min 230

CAVITY WALLS: 112.5 thick external leaf in brickwork in facing bricks to be approved by Planning Officer and to match existing house; 75 cavity and 100 Thermalite "Turbo" insulation block inner leaf with 3mm plaster skim on 12.5mm internal plaster board fixed with plaster dabs; partial cavity wall insulation to be fixed to inner side of cavity to be 50mm Celotex tuff-R Zero CW3050Z foam insulation board fixed to manufacturers instructions to give U value of 0.27; cavity walls to have flexible stainless steel wall ties 900 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Thermabate insulated cavity closer at openings fixed in accordance with manufacturers instructions; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 7N/sq.mm Thermalite tongue and groove trench blocks; Catnic Cougar open backed lintels to be type CG70/180 lintels or to be to patterns indicated on plans with min 150 end bearing; tray dpc over lintels with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into exstg dpc; **walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by local Building Inspector; see drainage notes for protection to sewers**

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25mm thickness of 10kg/cu.m mineral fibre batts secured to stud work; floor joists doubled up under studs

FIRST FLOOR: 25 ptg boarding on 195 x 50 joists in Class SC3 timber at 450 centres built into loadbearing walls both ends; 30 x 5mm lateral restraint straps at 1.8 metre centres built into brickwork and nailed across first three joists with timber noggins to brace straps; herringbone struts to joists at mid-span; 12.5mm plasterboard and 5mm plaster skim finish to ceilings with sound insulation of 100mm quilt of 10kg/sq.m mineral fibre; floor joists doubled up under studs

GROUND FLOOR: 25 ptg boarding on 195 x 50 joists in Class SC3 timber at 450 centres built into loadbearing walls both ends; 30 x 5mm lateral restraint straps at 1.8 metre centres built into brickwork and nailed across first three joists with timber noggins to brace straps; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 80 thick Kingspan Kooltherm K3 zero ODP rigid urethene insulation board fixed between joists on 25 x 25 timber battens screwed to joists to achieve a U value of 0.22; 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists

STEEL BEAMS: 2 No. 305 x 127 x 37 kg/m UBs to bear on 150 thick concrete padstones both ends; beams to protected with 25 plasterboard with 5mm plaster finish reinforced with 1.6mm wire binding at 100 pitch at edges; beams bolted together at 1/3rd points with tubular steel spacers over bolts; Calculations for steel beams submitted for approval

VENTILATION: New windows to be 16mm double glazed PVCu units fitted with low E coating glass; opening area minimum 5% floor area of room served; windows to have "trickle" ventilation 8000 sq.mm in area; escape windows to new first floor bedroom to be side hinged casements opening through 90 degrees, minimum opening 550 x 850 high with floor to cill height max 1100

Safety glazing to BS6206 to all French windows

Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations

SMOKE ALARMS: fitted in locations shown in accordance with BS 5839; smoke detectors to be wired to mains electricity with separate fuse in fuse box; alarms interconnected so that both sirens sound if one detector triggered; battery backup top alarms

All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector

DRAINAGE: All roofs have 110 x 63 gutters to discharge to existing gutters or new rainwater gullys as shown; all drain connections made using 100 diameter clayware pipes and fittings with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new 450 dia polypropylene IC on SW on 150 concrete base with cast iron cover and frame; SW to discharge to existing public sewer as soakaways are not considered suitable for this site due to possibility of compromising retaining wall integrity with discharge of water to ground; WC to discharge to new 100 dia svp with slow radius rest bend to new drain connection to existing drain; 75 deep seal trap to all appliances with 32 waste to hand basin and 100 waste to WC; no waste connected to SVP within 200 of WC connection

Public sewer passing under extension to be checked for structural condition and protected by taking foundations below level of pipework with concrete lintel to support walls; foundations adjacent to sewers to be taken down to level so that no load transmits to pipework; YWS have no objections to proposals and all work to satisfaction of Local Building Inspector and Yorkshire Water

Verandah to be constructed from timber decking bearing on 127 x 76 x 13kg/metre UB; UB built in one end and bearing on 450 x 450 brick pier off 600 x 600 x 225 thick concrete foundation; Calculations for steel beams provided; balustrade to verandah in timber 1000 high with vertical spindles at 100 centres.

Steps to be constructed from timber decking 1850 wide, 41 degree pitch with 190 risers and 220 treads; treads to overlap tread below by 15mm; balustrade fixed to open side of stair 900 above pitch line with vertical spindles fixed at 100 centres; risers ex 25 timber, treads ex 38 timber and strings ex 250 x 38 timber

AMENDED PLAN Ref 2008/1017

PROPOSED EXTENSION at SIDE of No1 WELLINGTON CRESCENT, WORSBROUGH. BARNSLEY

SCALES 1/50 and 1/00

21 OCT 2008