



General
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval of building regulations. These notes and details indicated on the attached drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement; the builder shall satisfy himself that all details and dimensions are correct. Any discrepancies shall be identified at the time of tendering and the client and LDC Ltd notified in writing of such changes required. All dimensions to be taken to the nearest brick size. His price shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be necessary. Satisfy all current relevant codes of practices and British Standards shown or omitted from these drawings. When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996 . The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236 Re site any utility services where applicable around the extension. Re site any meter boxes outside line of walls. Any structural steel supports to have full half hour fire protection encasement comprising 1 layers of 15mm Gyproc FireLine plasterboard / skim. Any details indicated on the calculations shall override any details shown on this drawing.

Construction (Design and Management) Regulations 1994
Applicable to all projects except work to a persons own house other than that carried out by the developer. The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulation. The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations. If the project is subject to the above regulation the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.

Internal Non-loadbearing walls
Unless otherwise noted all internal non-loadbearing walls to be either 100mm wide studwork in 50 x 75 C16 studs at 450mm centres with 12.5mm plasterboard and skim. Void filled with soundproofing insulation or 100mm 3.6N normal weight blockwork with 12.5mm plasterboard and skim on dabs.

Lintels
All external door/ openings / window lintels to extension are to be Catnic CH90/100 unless noted otherwise. Internal lintels are to be precast concrete with a minimum height of 140mm and width equal to wall thickness unless noted otherwise. All lintels are to have a minimum 150mm bearing. All lintels to external walls are to incorporation cavity tray and weep holes to external leaf.

Extension Pitched Roof (U-Value 0.15)
Roofs to be covered with Interlocking concrete tiles suitable for minimum pitch of 15 degrees and laid in accordance with the manufacturers instructions on 50 x 25 battens and a layer of Tyvek fully breathable felt. All new roof timbers to be 47x175 C24 Rafters @ 400 centres. All timbers fixed using Simpson Strong tie Proprietary steel connectors or Similar. Provide a min of 300 mm rockwool to horizontal ceilings in the roof spaces not used for storage with 150mm between joists and 150mm over joists at 90 degrees. 12.5mm plasterboard and skim finish to ceiling. Provide 10mm continuous ventilation at eaves level via fascia board. Ventilation provided eaves to eaves. Provide 125mm Kingspan K107 insulation to sloping ceilings to singl storey extension (Min thermal conductivity 0.018W/mK) with a minimum of 50mm air gap to sloping ceilings and 42.5mm Kingspan K118 (Min thermal conductivity 0.018W/mK). Insulated plasterboard and skim finish to ceiling. All wall plates are to 75 x 100 and strapped down to wall with 100 x 900 "Bat" M305 straps or similar approved at 1.00 metre centres and 0.40 metres from every corner. Straps are to be nailed to wall plate and plugged and screwed to wall with 5 No. screws. External Gable walls to be strapped to rafters with 100 x 1200 long L shaped 30 x 5 straps at 2.0m centres and 0.40m from ridge and eaves. Fascia Boards and Soffits to be timber or UPVC. Colour to be confirmed.

U Values
The builder shall ensure that the following values are achieved.
Roof 0.15w/m²k
Walls 0.18w/m²k
Ground Floor 0.18(with P/A= 0.9)
Windows / doors 1.4w/m²k
All roof and wall insulation is to be continuous.

Plumbing and Drainage.
Gutters and downpipes to be UPVC. The existing drain locations are shown on the plans. The builder is to expose on site and agree any necessary amendments with the building Inspector. All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls Surface water - 1:100 Foul water - 1:40 All new surface water is to discharge into soakaways designed to BRE Digest 365. All new drainage and protection details to existing shall be agreed with the Building Inspector. Pipe sizes are as follows:- Basin 32mm up to 1700mm runs. Sink bath / shower 40mm up to 3000mm runs 50mm up to 4000mm runs WC - 100 mm. Separate connections and 75 mm deep seal traps to 100 SVP terminating internally with non return valve. External stacks vented traditionally terminating 900 mm above any open light within 3000mm with suitable cage. Shower trays to have access panel to trap. All joints push fitted & access panels provided at all changes in direction. All internal SVP's are to be insulated with min 25mm rockwool. If a Saniflow pumped system is required, on no account shall a connection be made between the new drain and existing SVP within the roof space.

Mechanical air extraction.
New En-Suite and W/C's to have a minimum of 15 l/sec wired to light pull cord with min 15 minute over run. Kitchen to have an extractor fan with a minimum capacity of 30l/sec All mechanical ventilators are to be ducted to outside air.

Water supply
Plans to be conditioned subject to Part G water efficiency calculations to be provided prior to completion. Wholesome water supply is to be provided by the local water supply undertaker. All baths are to be fitted with a suitable device to limit the hot water temperature to a max of 48 °C Hot water taps to be installed on the left. A notice confirming that the hot water system has been properly commissioned, and issued by a person competent to do so, is to be provided on completion.

Unless Specified all Co-Ordinates are based upon OSGB 1936 National Grid (OSBG36)

Joinery
All internal joinery is to be softwood.
Doors / windows (U-Value 1.4)
All to be double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating Style and colour are to be confirmed. All windows to have 1/20th floor area as open light. Safety glass (stamped accordingly) to be provided to all critical areas.- Door and panels 1500mm from finished floor level or windows within 800mm from floor level. Trickle vents to be provided to all new windows 8000 mm2 min. Escape windows to new Attic & First floor bedrooms windows with minimum size of 0.33m2/ or 750mm x 450mm with height to bottom of openable area less than 1100mm above floor level.

Background and purge ventilation
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm² Purge ventilation - New WIndows/rooftlights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30° Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

The installation checklist, testing and notice plate
On completion of the works ensure compliance with the following:
- Checklist from Approved Document J Appendix A to be completed and given to owner and Building Control body.
- Flue should be smoke tested and tested for spillage.
- A notice plate to be completed and permanently fixed within the building where hearths and flues are fitted in compliance with Approved Document J.

Smoke detection
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2013 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

Thermal Bridging
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

Materials and workmanship
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Basic Radon protection
Provide a 1200g (300 um) radon membrane under floor slab lapped 300mm double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

Site preparation
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to healthand safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

Lead work and flashings
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jams and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

B	Site Address amended				
	Date			22/04/2024	
	Proposed Ground floor plan amended to include extension				
A	Date			24/07/2023	
	Description				
Rev	Designed	Checked	Approved	Date	
Status					
<div><div><div><div><div><div></div></div></div><div><div><div></div></div><div><div></div></div></div><div><div><div></div></div><div><div></div></div></div></div></div><div>Longsight Design Consultancy Ltd</div><div>LONGSIGHT HOUSE, 28B BACKUP LANE, STAINCROSS BARNLEY S75 5AX TEL/FAX 01274 363038 EMAIL TONY.RUBING@LONGSIGHTDESIGN.CO.UK</div></div>					
Client		Client Project Ref.			
-		16 Allotts Court			
Site Address		1b Allotts Court			
		Birdwell			
		Barnsley			
		S70 5UF			
Title					
Proposed Loft Conversion & Single storey Extension Floor Plans					
Scale @ A1				Drawn by	
1:50				AR	
Drawing Number				Revision	
LDC20-087-01				B	