

FOUNDATION PLAN ©
1:100

Foundations (subject to ground conditions)
Excavate for foundations 650mm x 175mm
minimum 750mm below ground level to the
underside of the foundation.
Cavity to be filled with weak mix concrete
150mm below ground level.
Compact ground before laying footings,
foundations to be taken to a firm bed & to
step down if necessary to suite ground
conditions. All concrete and concreting to
BS8110 & BS5328.

NB. All incoming services are to be approved
by Local Authority prior to installation.
100mm insulated ducts for all services

100mm mineral wool with a density of 10kg/m³
between joists at ground, first and second floor level
in accordance with Building Regulations Part E
12.5mm plasterboard to all ceilings to give 30 mins
fire resistance

125mm thick Kingspan dense roofing insulation
between rafters and 37.5mm thick Kingspan dense
composite board insulation (plasterboard with
insulation) installed beneath rafters to accept plaster
skim finish.
Rafters to take Tyvek breathable underlay with tiling
battens and roof tile finish to planning department
approval.

NOTE: ESCAPE WINDOWS. Windows openings to have min width
450mm height and 450mm width, with a min unobstructable
openable area of 0.330sq.m (either the width, height or both need
to exceed to achieve min area). The bottom of the window
opening should not exceed more than 1100mm and not less than
900mm above the floor, as per approved document B

Roof tiles/ slates to approval
of planning department on
tyvek breathable felt. Felt to
have battens

Flexible insulation
to eaves
natural stone facing coursed to match existing
50mm cavity
50mm Kingspan Thermowall
TW50 zero ODP cavity insulation,
held in place by retaining clip

Catnic CG type lintel sized for opening, packed
with insulation & installed to manufacturers
details & government approved air tightness
details.

100mm medium density 7N concrete block
Any glazing between finished
floor level & 800mm above
that level in internal &
external wall and partions
to be either toughened or
laminated

2000 gauge Visqueen DPC,
min 150mm above external
ground level (Stepped as
necessary).

Weak mix concrete
cavity fill

Concrete footing in location as
per foundation plan, to be a
minimum of 750mm below
ground level for frost cover.

All doors to be 826mm leaf in a 910mm
masons opening to comply with building regs
app. doc. part M
All accessible switches and socket outlets in
the dwelling to be between 450mm and
1200mm from finished floor level as per Doc.
M

SECTION A-A

0 0.5 1 1.5 2 2.5 3
DRAWN SCALE 1:50

Floor finish to client's specification
22mm flooring grade chipboard
decking on joists
New 75x225mm C16 joists at 450mm centres
supported on walling and sealed at ends with
flexible sealant and dpc
200mm crownwool mineral wool insulation packed
inbetween joists and suspended on netting with no
gaps to remain.
Min 150mm deep airgap to underside of joists.
This to be vented to external walls with use of
airbricks and if necessary periscopic type liner
vents
100mm concrete oversite
Hardcore with sand blinding and building
paper over

Windows to be double glazed soft coat, low emissivity glazing with
16mm air gap argon fill. Contractor to use windows of 1.70
W/sq.m.K. or better. Contractor to provide details from
manufacturers literature to support this.
All openings to incorporate vertical & horizontal DPC's.

Catnic CG type lintel sized for opening, packed with insulation &
installed to manufacturers details and government approved air
tightness construction details.

All electrical circuits, the protective measures and the
relevant earthing and bonding systems are to be
checked and certified by an appropriately qualified
operative, in accordance with Approved Document P.
Certificates to be retained for inspection from the
Architect and Building Inspector

EXTERNAL AND INTERNAL LIGHTS TO
BE IN ACCORDANCE WITH APPROVED
DOCUMENT PART L AND DESIGNED
BY ELECTRICAL SUB CONTRACTOR

velux roof lights to
car port

ridge line

ridge line

valley gutter

valley gutter

dwn

BEDROOM
2

BATHROOM

BALCONY

SD

FIRST FLOOR PLAN

APPROXIMATE EXTENSION AREAS
(SQ.M.)

SIDE EXTENSION = 95

Build up off of existing wall as
support for new conservatory
roof rafters

BEDROOM
3

BATHROOM

BEDROOM
4

8.3000

GENERAL NOTES

- All work to be in accordance with the Latest Editions of the Building Regulations and to the total satisfaction of the Building Inspector.
- Samples of external materials to be submitted to the Planning Department for approval.
- Any drains running under the building to be fitted in accordance with approved document H.
- Catnic type lintels to be packed with insulation to prevent cold bridging.
- Masonry to be to BS 5628 (parts 1-3): Code of practice for use of masonry.
- Walling around all external openings to have vertical and horizontal d.p.c's
- Windows to be min 1/10th of the floor area and opening lights to provide min 1/20th floor area for ventilation.
- Double glazing to all window units.
- Mechanical ventilation to kitchen to give 60litres per second or 30litres per second if cooker hood installed.
- Mechanical ventilation to bathroom to give 15litres per second to be operated intermittently.
- Trickle vents to all habitable rooms to give 10000sq mm min and 4000sq mm min to bathrooms and kitchens.
- Soil pipe to terminate min 900mm above any opening light and be fitted with plastic grate top.
- Bath, Kitchen sink and shower waste to be 38mm dia and basin to be 32mm dia. All to be fitted with deep seal anti-vac traps.
- Gas units to be to the satisfaction of the engineer.
- 75mm polystyrene to be adhered to back of loft access trap and draft excluder to be fitted to back of rebate.
- Staircase to comply with the Building Regulations for the rise, going, pitch and headroom etc.
- Smoke detector to be included at each level to be linked and mains operated via a separate fuse with a battery back up.
- New steelwork if any. Conditional approval is sought subject to calcs for steelwork being submitted to Building Control prior to use on site
- Staircase to be constructed in timber to comply with the current Building Building Regulations part K.

STRUCTURAL STABILITY

- 30x5mm s.s. ties at first floor level @ 1.8m c/c to be secured to first three joists in and to wall where joists run parallel to the wall or to be taken 900mm along joists where joists run into wall.
- 30x5mm s.s. ties at eaves level and gable to be used to anchor roof members to wall @ max. 2.0m c/c.
- Roof pitch as per plan and tiles to be well secured at verge and ridge level.
- Wall ties to cavity wall to be Double Triangle type stainless steel positioned at 450mm vertically and 750mm horizontally staggered at each level.
- Cross strutting to be provided to floor joists when spanning over 2m.

STAIR SPECIFICATION

Stairs to rise approx 2.6m from floor to floor. (Min 220mm going and max 220mm riser with 42 degree max pitch) Dimensions to be checked on site prior to stair manufacture Stair to be timber and to manufacturers design and specification. Handrail to be provided to stair and to be 900mm above nosing line & 1100mm above landings with balusters at centres so as to not pass a 100mm diameter sphere
Dims from above as-drawn stair are goings of 229mm and risers of 193mm

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Title
PROPOSED EXTENSION AND ALTERATIONS

Project
HILL CROFT
CAWTHORNE LANE
DARTON, BARNLSLEY

Client
ISABELLA RAMSBOTTOM

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Drawn
de

Job No
2019

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