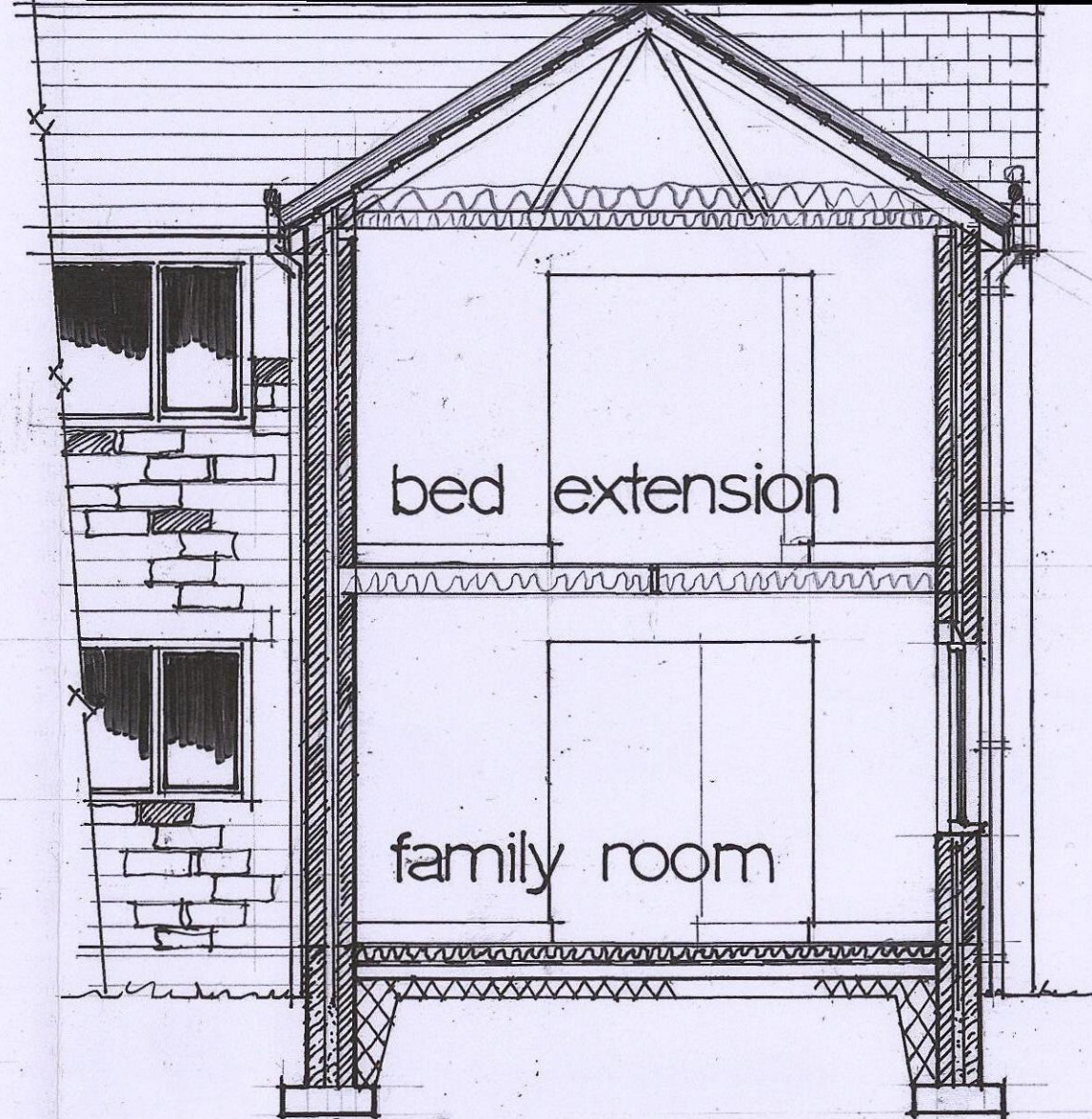
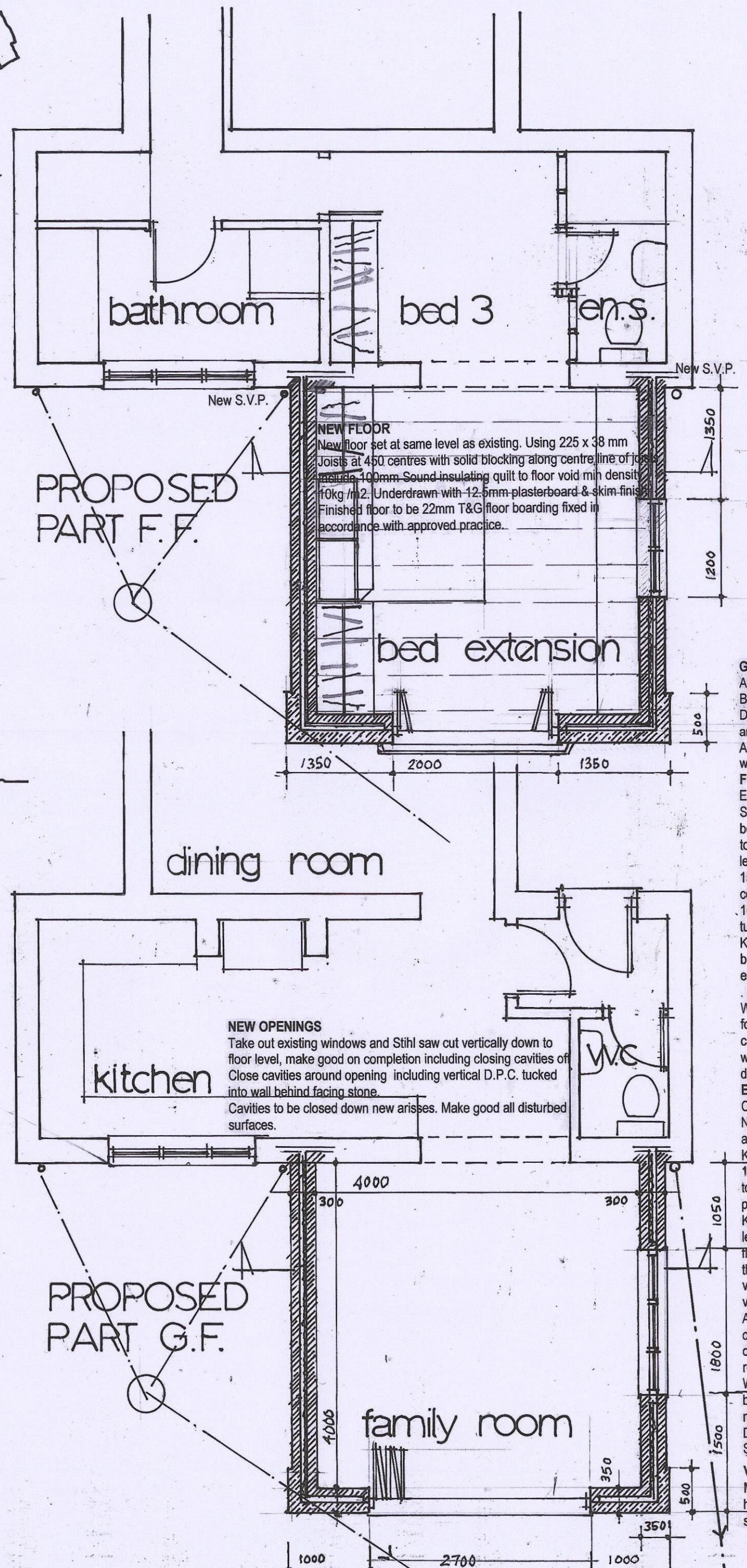
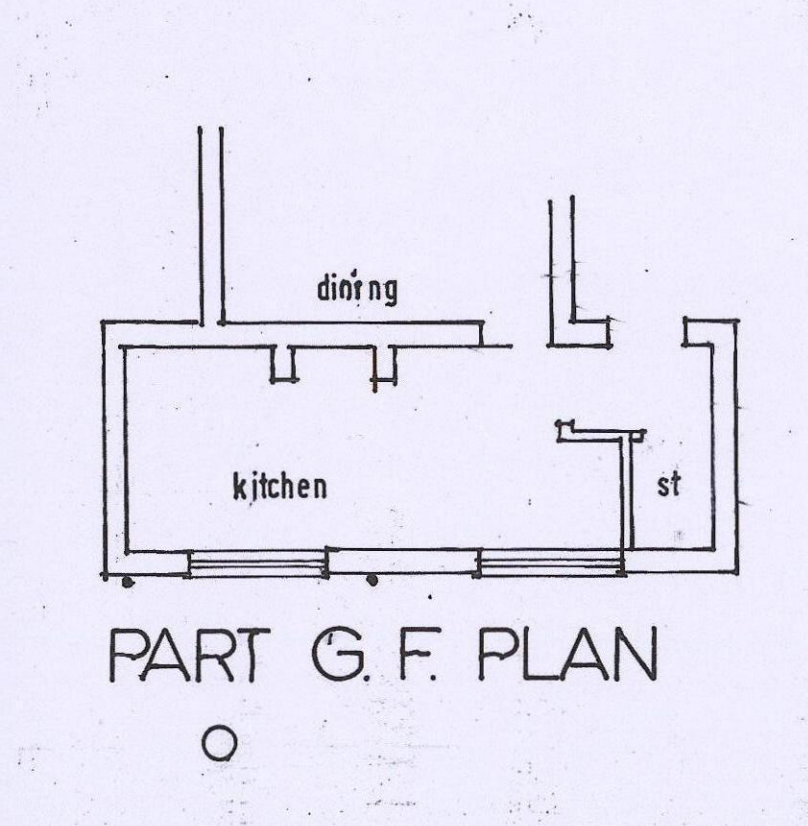
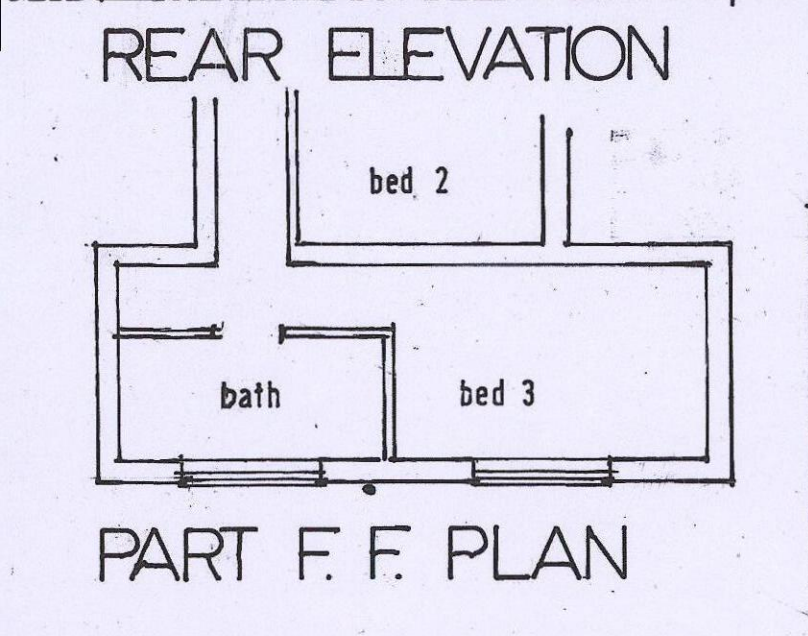
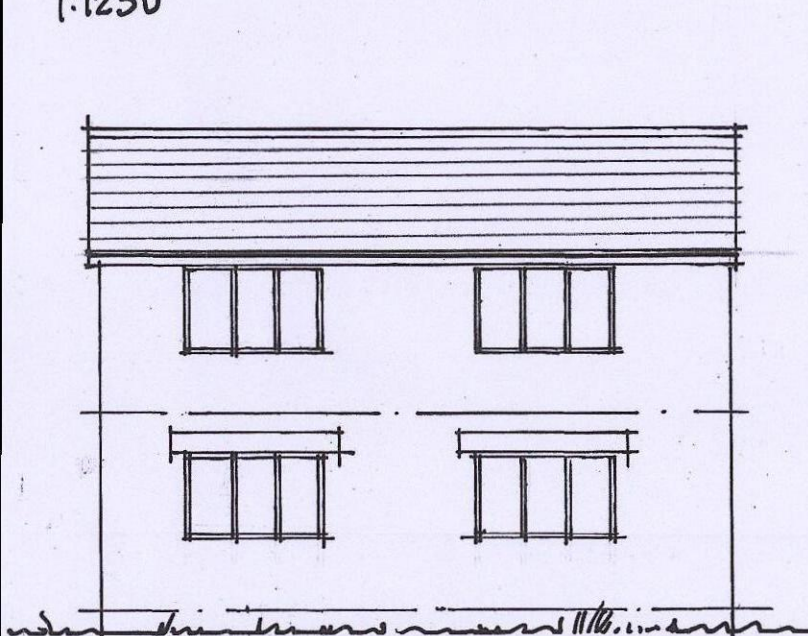
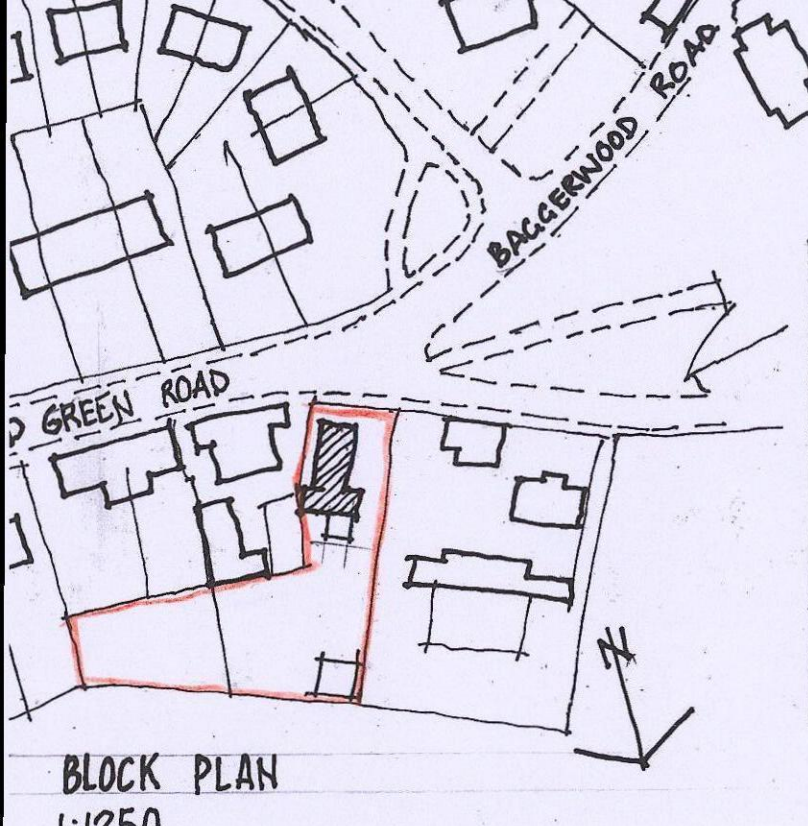




GENERAL.
All work carried out in full accordance with current good accepted Building Practice and in all respects to the satisfaction of the D.B.S. All dimensions to be checked and verified before placing any work in hand.
Any discrepancies to be cleared with Architect before proceeding with any further work.

FOUNDATIONS.
Excavations for new foundations in position shown on plan. Suggested width of 750 mm x 250 mm deep. Existing drain to be fully exposed and lintolled over where passing through walls, to satisfaction of D.B.S. Area disturbed brought back to formation level in layers of well consolidated hardcore not exceeding 150mm thick, final surface to be blinded with sand. Each layer compacted separately.
100mm thick concrete floor slab cast on 200 gauge Visqueen turned up and onto walls to join D.P.C. to receive -100mm Kingspan K3 Kooltherm, with type 3 T & G chipboard floor boarding laid dry with glued joints. Floor finished in line with existing to provide a U value of 0.22 or better.
D.P.C. to walls min 150mm above surrounding ground level.
Walls below ground to be in Plasmor or Tarmac topblock foundation blocks to 225 below ground level. Then convert to cavity construction with cavity filled with weak mix concrete to within 150mm of D.P.C. Include for new manhole to existing drain.

EXTERNAL WALLS.
Coursed natural stone to rear elevation, 150mm on bed, with Natural sawn stone Heads, to match existing. With 100mm cavity and 100 Celcon or Plasmor block inner leaf. 50mm Foil faced Kingspan fixed to inner leaf. Total wall thickness 350mm.
100mm Plasmor or Celcon Solar blocks inner leaf, 100mm thick, to sides and other walls. High standard of pointing to be provided, 100mm clear cavity. To have 50mm foil faced Kingspan K8 Kooltherm batts fixed to block leaf. 100mm internal leaf of or similar approved blockwork bring D.P.C. to finished floor level, minimum 150mm above ground. With S/S wall ties at the rate of 6/M2 maximum horizontal cts 750mm max 450 vertical cts. every block course to reveals, to give a composite U value of 0.27 or better, lined internally with plaster boards on Ardurit dabs and skim finish. total wall width of 300mm. Cavities closed around openings with Thermabate or similar approved closer / D.P.C. / thermal break. Externally finished with two coat render with external paint finish to match existing.
Where new walls meet existing to be fixed with FIRFIX profiles bolted to existing rear wall in strict accordance with manufacturers instructions. Try to make courses line through, DPCs and cavities to join existing. Cavity closed at eaves with Supalux.

VENTILATION
Mechanical fans to be provided to toilet area and En-suite with humidistat controls to prevent build up of condensation, to be sleeved through external wall. extract rate of 30L/sec

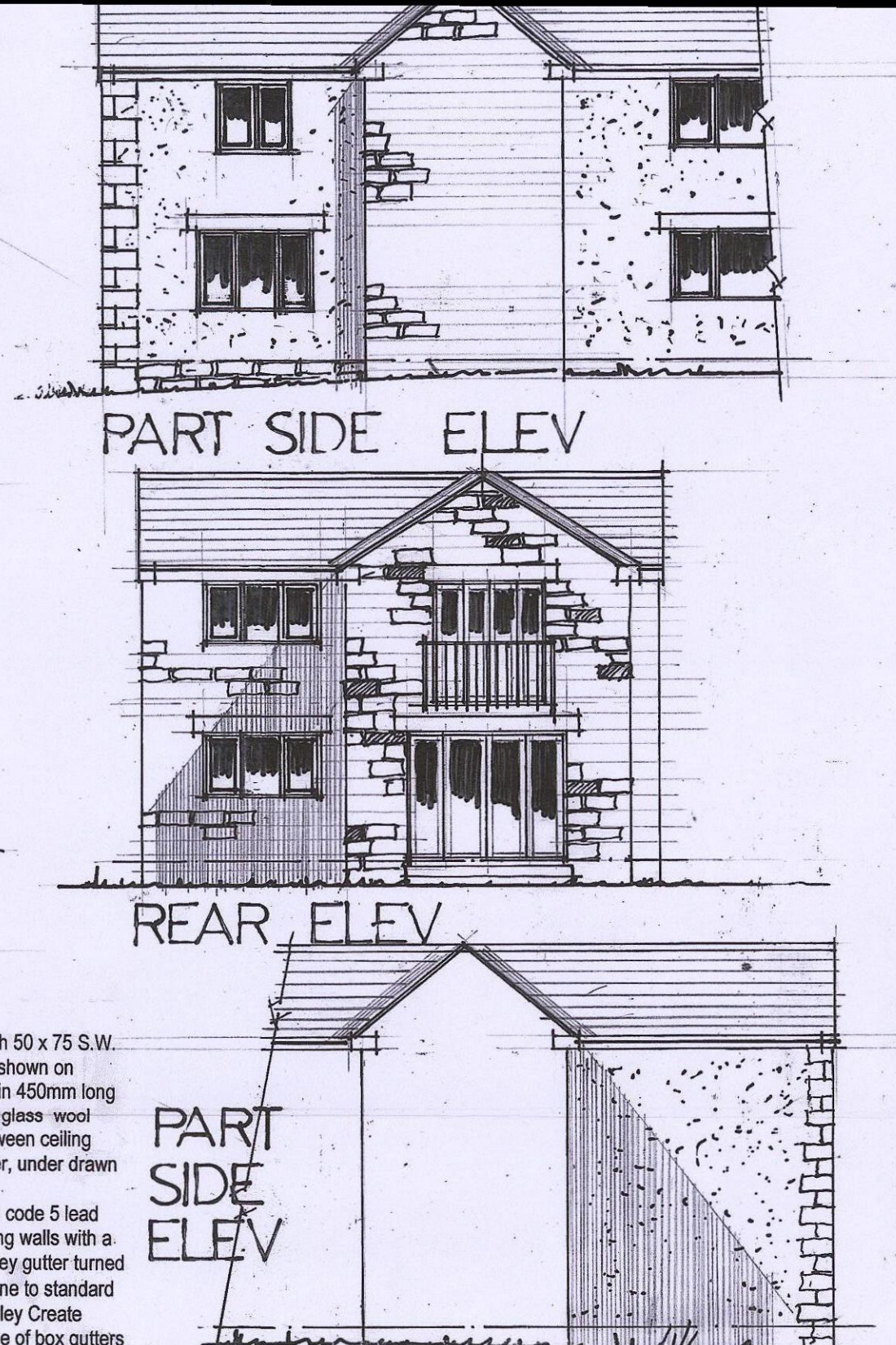
ROOF CONSTRUCTION.
125 x 50 Rafters and Ceiling Joists at 450 cts with 50 x 75 S.W. bearer bolted to wall with rawlplugs at 300cs. as shown on Section. With continuous binders, M.S. straps min 450mm long from 100x75 wall plate on mortar bed. 350 mm glass wool insulation to ceiling, first layer of 100mm laid between ceiling joists, second layer laid perpendicular to first layer, under drawn with 10mm plasterboard and skim finish.
raked valley gutter to fall back to hopper outlet, in code 5 lead flashing with flashing turned up and let into existing walls with a Stihl saw cut, min 75mm deep. code 5 lead valley gutter turned over slate laths and under under slating membrane to standard construction details, cut slates to follow line of valley Create stone corbels to foot of verges to eliminate the use of box gutters and barge boards up gables.
Roof slates to match existing roof, on tanalised laths with TYVEK breathable membrane to 'SEALED ROOF' construction

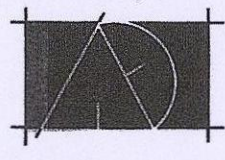
150x25 wrot softwood fascia around extension c/w gutter and fall pipe to discharge into B.I.G. and into existing combined drainage system
New S.V.P. to W.C. connection and new W.H.B. En-suite to have 75mm deep resealable anti-vac traps, 38mm dia waste to W.H.B. 50mm waste to shower. Underground drains in 100mm dia Hepsleeve at 1 in 40 falls with pea gravel bed and surround. New manhole to be by Hepsleeve in Polypropylene with steel cover.

WINDOWS.
New Hardwood double glazed windows with soft Low E coating glass, 16mm gap. To match existing. To give U Value 1.8 or better Both sliding/folding windows to be glazed with toughened glass because they are within 700mm from the floor level
Glazing to doors to be in toughened glass. Trickle vent to be the equivalent total 8000mm² to windows, To first floor window, include for M.S. handrail across width of window 1100mm high. Bolted to the wall minimum 150 past either side of opening.

ELECTRICAL.
To comply in all respects with the current edition of the I.E.E. Regulations, actual specification of fittings to be provided by client. Any new sockets and switches to be between 450 and 1200mm above floor level. All electrical works carried out by qualified electrician belonging to suitable competent persons scheme, ie. One capable of designing, fitting, installing, testing and providing a certificate of compliance on completion.
Any supply pipes in unheated voids to be insulated to Building Regs. Part L.

Underground drainage to be in 100mm dia Hepsleeve laid on and surrounded in pea gravel or concrete surround, to connect to existing system to satisfaction of D.B.S. Where drains pass through walls to be lintolled over and packed with sand and supalux seal around to prevent ingress by vermin.
Rainwater goods by Messrs Polypipe
Floor levels at ground floor to run through at same level. Make alterations to drainage system while trenches and excavation carried out.



REV.	DATE	AMENDMENT
CLIENT MR+MRS J. GUCKION		
TITLE PROPOSE 2 STOREY EXTENSION TO RE TO PROVIDE FAMILY ROOM WITH EN-SUITE BEDROOM OVER SYCAMORE COTTAGE HOOD GREEN ROAD, HOOD GREEN BARNSELY S75 3HF		
 P. Dimelow B.A. hons Dip Arch. M.A. Architectural Design and Planning Consultant		
Providence Villa, 42 Backville Street, Barnsley S70 2DB Tel. (01226) 283222 Fax. (01226) 283222		
SCALE 1:50 / 1:100	DATE NOV 2016	DRAWN P.D.
DRAWING No. JGHG-1116-2.	REV.	