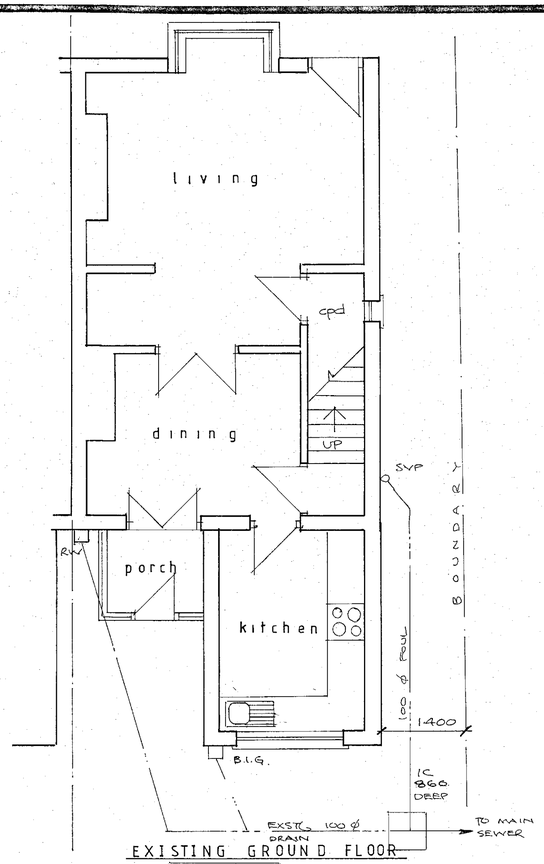
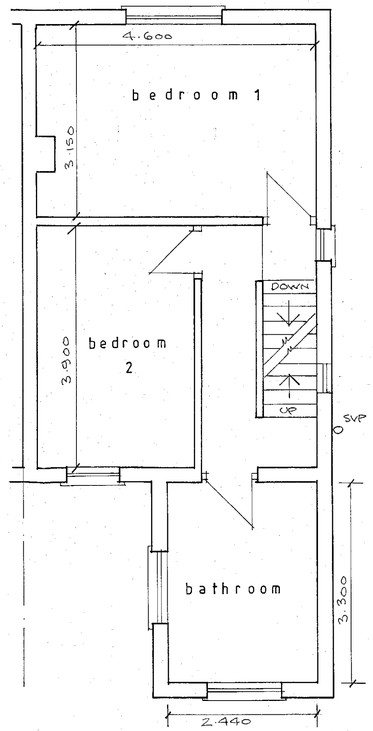
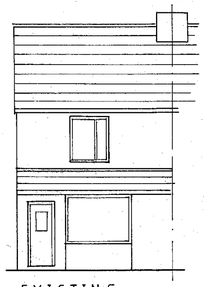


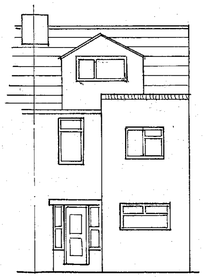
EXISTING GROUND FLOOR



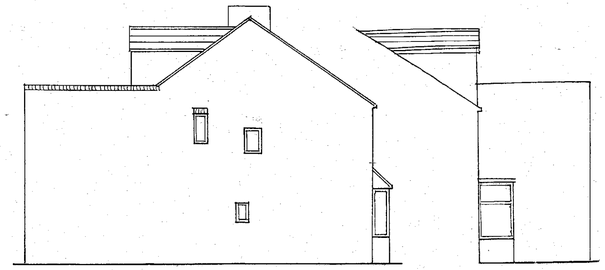
EXISTING FIRST FLOOR



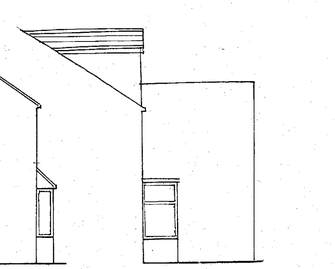
EXISTING FRONT



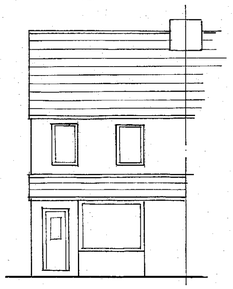
EXISTING REAR



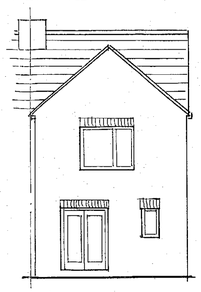
EXISTING SIDE



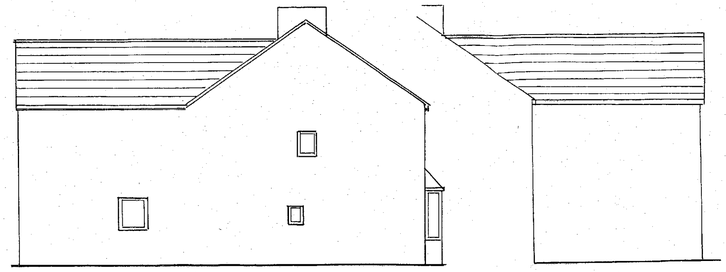
EXISTING SIDE (from 211B)



PROPOSED FRONT

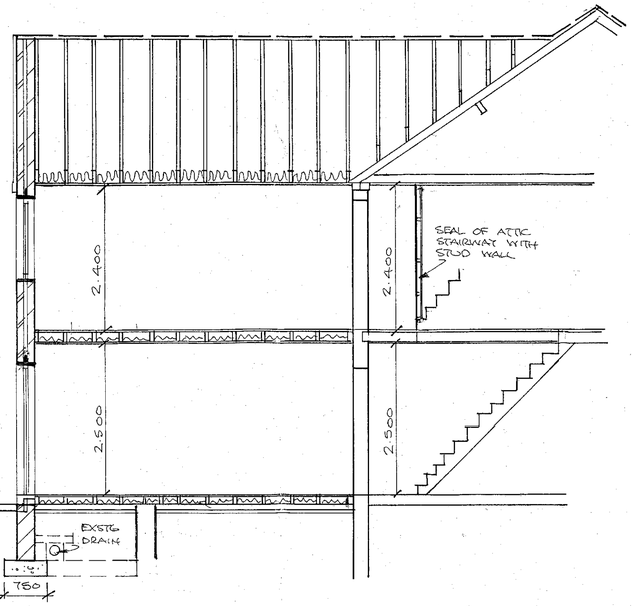


PROPOSED REAR

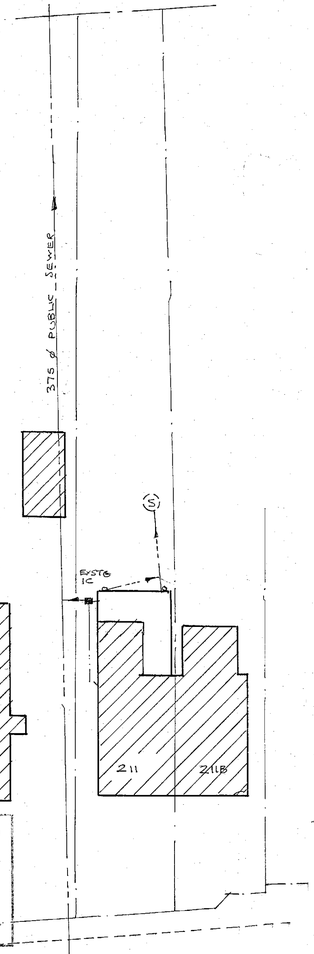


PROPOSED SIDE

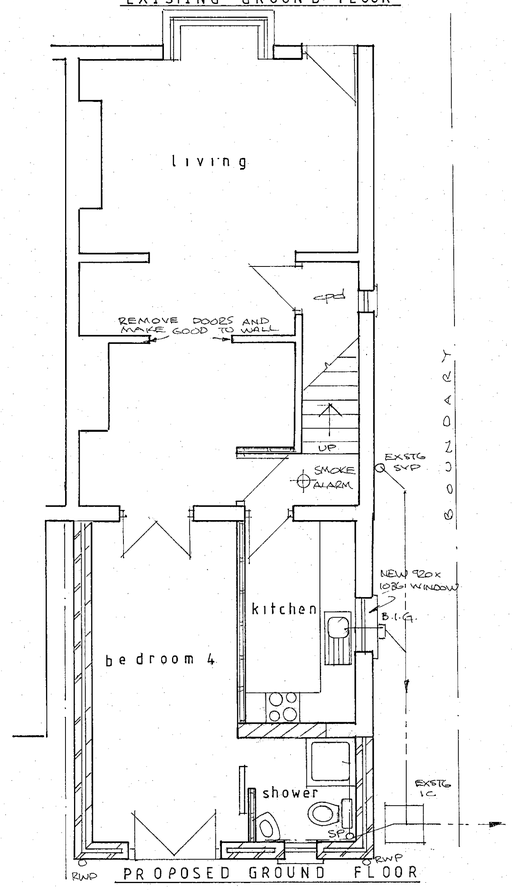
PROPOSED SIDE (from 211B)



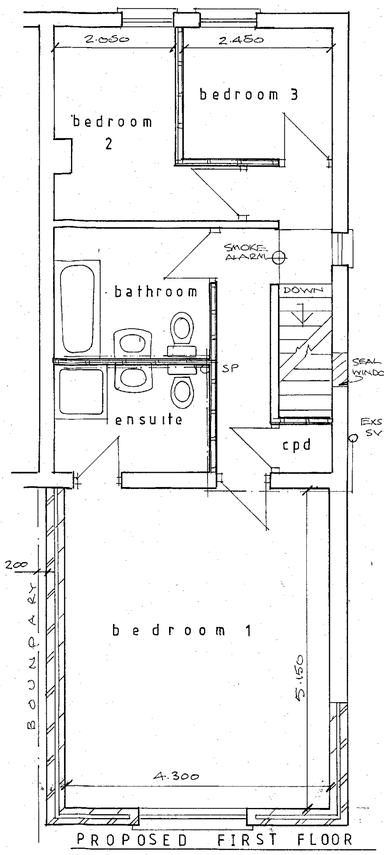
SECTION



SITE PLAN 1/200



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

DRAINAGE: 40 waste to kitchen sink to new back inlet gully to existing foul drain; ensuite and bathroom to connect to existing SVP via common 100 diameter waste laid in floor void at min 1 in 40 gradient and clipped to floor joists at max 600 centres; 100 SP in ensuite to have "FloPlast" AF110 Air Admittance Valve conforming to BS EN 12056:2000 with rodding point to allow removal of blockages; new shower room to connect to internal SP with slow radius rest bend to new drain connection to existing inspection chamber; internal SPs to have sound insulation to requirements of Building Regulations; baths and shower to have 40 wastes, handbasins to have 32 wastes and WCs to have 100 wastes; 75 deep seal traps to all appliances; 110 x 63 gutters to discharge to 63 downpipes to new rainwater gullys as shown on plan; new rainwater gullys discharge into 1 cu.m soakaway situated min 5.000 from any structure; soakaway filled with clean hardcore free from vegetable and flaky material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground; all new drain connections made using 110 diameter PVC pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; drains passing under extension to be checked for structural condition and protected by taking foundations below level of pipework with concrete lintel to support walls over pipes; **all work to satisfy requirements of Approved Document to Building Regulations and local Building Inspector**

B.R.D.C
CORPORATE MAIL ROOM
-9 SEP 2014
Received by:
ORIGINAL

Existing substandard dormer construction removed and roof made good with natural grey slate to match existing house; staircase to dormer room to be sealed off using stud wall

ROOF: Grey Marley Modern concrete interlocking roof tiles laid on 38 x 25 tiling battens on untearable felt; 150 x 38 rafters at 450 centres in grade SC3 timber at 40 degree pitch to bear on wallplate one end and on 200 x 25 ridge board other end (max span 3.000); 220 x 38 ceiling joist at 450 centres in grade SC3 timber to bear on wallplates both ends; (max span 4.300); 100 x 75 treated wallplate fixed to blockwork at max 1800 centres with 30 x 5 x 600 once bent galvanised m.s.straps; 100 x 50 ceiling binders at 1.8 metre centres; PVCu fascia and barge board; 13 foil backed plasterboard ceiling with 5mm plaster finish and 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre laid in two layers with first 150 thick layer laid between ceiling joists and second layer laid at 90 degrees (U value of 0.16 W/m²K); ventilators at soffit to give an equivalent area as 12mm continuous air gap; lateral restraint to walls by building 30 x 5 x 600 steel straps into wall and nailing over first three ceiling joists; Code 4 lead valley lapped under roof coverings min 230

CAVITY WALLS: 112.5 thick external leaf in brickwork to match existing; 100 cavity and 100 Celcon 3.6 N/mm² standard grade insulation block inner leaf with 5mm plaster skim finish; partial fill cavity wall insulation to be 50 Kingspan K8 cavity board fixed to block side of cavity using double drip type retaining disc/clip installed drip downward (U value of 0.26 W/m²K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; brickwork and blockwork bonded to existing walls alternate courses; Catnic Cougar CG70/100 open back lintels to with min 150 end bearing with tray dpc over lintels and weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing; **cavity walls built off concrete strip foundation to be minimum depth and size as shown on section but will be taken down to depth and suitable strata as required by Approved Document A to the Building Regulations and as inspected by local Building Inspector**

STUD PARTITION WALL: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25 thickness of 10kg/cu.m mineral fibre bats secured to stud work

GROUND FLOOR: 150 compacted thickness of selected hardcore; 100 structural concrete with 1200 gauge dpm under 40 concrete screed finished ready to receive floor coverings; dpm tied into dpcs; 85 thick Kingspan Thermafloor TF70 zero ODP insulation laid on dpm under screed (U value 0.22 W/m²K)

FIRST FLOOR: 25 ptg boarding on 220 x 47 joists in Class SC3 timber at 450 centres built into loadbearing walls both ends (max span 4.300); 30 x 5 lateral restraint straps at 1800 centres built into brickwork and nailed across first three joists with timber noggins to brace straps; herringbone struts to joists at mid-span; 12.5 plasterboard and 5mm plaster skim finish to ceilings with sound insulation of 100mm quilt of 10kg/m² mineral fibre; floor joists doubled up under studs

VENTILATION: New windows to be Argon filled 16mm double glazed PVCu units fitted with low E coating glass; opening area minimum 5% floor area of room served; (windows minimum U value 1.60 W/m²K); windows to have 8,000mm² 'trickle' ventilation; escape windows to first floor bedroom windows to have unobstructed openable area min 0.33 sq.m in area and minimum 450 high x 450 wide with bottom of openable area max 1100mm above floor; PVCu doors to have min U value of 1.8 W/m²K;

Ensuite and bathroom to have mechanical extractor fan of minimum 15 litres/.second extraction rate; fan to remain in operation for 15 minutes after light to room extinguished

Kitchen: vented with mechanical extractor fan of min 30 litres/sec incorporated in cooker hood; kitchen fan capable of intermittent operation

All glazing to French doors and other glazing between finished floor level and 800 in windows and finished floor level and 1500 in doors to be safety glazing to BS 6206: 1981

PLUMBING: Hot and cold water to kitchen sink with hot tap located on left hand side of basin; Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; Thermostatic radiator valves to all new radiators

ELECTRICS: 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; new lights to bathrooms and showers rooms to have energy efficient fittings.

SMOKE DETECTORS/ALARMS: Smoke detectors/alarms fitted in locations shown in accordance with BS 5839-6:2004; detectors to be wired to mains electricity with separate fuse in fuse box; alarms interconnected so that all sirens sound if one detector triggered; 3 hour battery backup to detectors

PROPOSED TWO STOREY EXTENSION at REAR of 211 SPARK LANE, MAPPLEWELL, BARNSLEY

SCALES 1/50th and 1/100th