

FRONT ELEVATION

Ventilation to roof voids provided by proprietary soffite vents and to have minimum 25mm air gap and incorporating fly proof mesh.

CANOPY
Roof tiles to match main roof, on 100mm x 50mm rafters; joists and vertical tie members at 400mm centres.

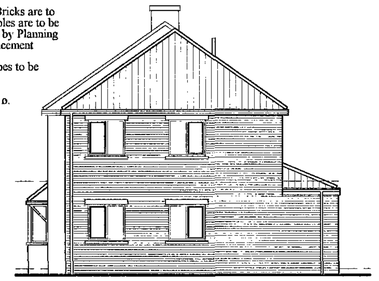


REAR ELEVATION

Roof Tiles and Facing Bricks are to match existing and samples are to be submitted and approved by Planning Officer prior to commencement

Gutter and rainwater pipes to be U.P.V.C.
Gutter to be 125mm ø.
Downpipes to be 75mm ø.

225mm x 150mm air grates with cavity liners and tray d.p.c.'s at 1800mm centres and 450mm from corners to ventilate timber ground floor.



SIDE ELEVATION

Soil and vent pipes to be 100mm U.P.V.C. and to terminate mimimum 1 metre above window heads.

Dragon ties to all hips.

Code 4 lead and valley boards to all valleys.
Code 4 lead (stepped where necessary) and tray d.p.c.'s to all walls at junction with roofs.

TIES
Galvanised lateral restraint straps to be fixed at first floor level; roof level and up roof slopes to span 3no. rafters/ceiling joists and at maximum 1800mm centres and where applicable incorporate timber noggins between joists and packed out from brickwork face.
Dragon ties to be included to all hip roofs where applicable.

ADDITIONAL VENTILATION REQUIREMENTS
All Ventilation is to be strictly in accordance with the requirements of Building Regulations Part F
Kitchen.....requires mechanical extractor fan with a minimum capacity of 60 litres/sec. or a cooker extractor hood ducted direct to external air and with a minimum capacity of 30 litres/sec. to be incorporated.
Bathroom, En-Suite, Shower Room and Cloak Room.....requires mechanical fan to give a minimum of 3no. air changes per hour and with a minimum capacity of 15 litres/second and with minimum 15 minute over run facility operated by light switch
Utility.....requires mechanical extract fan with a minimum capacity of 30 litres / second

EXTERNAL WALLS
Are to have minimum 'U' value of 0.30W/m²K achieved by 100mm facing brick with 100mm cavity filled with 100mm Rockwool cavity batts and 100mm Thermalite and skim.
NOTE:
Insulation to walls to be taken up to ridge level to all gable ends
External walls to have 5no. stainless steel wall ties/m² and at 225mm vertical centres to all reveals and damp proof course at minimum 150mm above proposed ground levels.
All external reveals to have 'U' value of 0.30W/m²ºK achieved by using "Damcor" or similar approved cavity insulation.
"Flexcell" or similar approved expansion joints to external walls at maximum 12 metre centres.
Damp proof course to all external walls at heads; sills; and jambs, and cavity walls to be sealed at roof level and openings.
Concrete cavity fill to external walls minimum 225mm below dpc level
No projection over boundaries of walls or foundations.

SANITARY PIPEWORK
Sink unit(s) to have 40mm p.v.c. waste and 75mm deep seal trap and to discharge into gully below grate level.
Baths, Showers, Bidets; to have 40mm p.v.c. wastes and 75mm deep seal trap.
Wash basins to have 32mm p.v.c. waste and anti-vac trap.
All wastes other than W.C. are to connect into soil and vent pipe above, or minimum 200mm below W.C. connection.
Soil and vent pipes to be 100mm dia pvc and to terminate minimum 1 metre above window heads where external and to have weathering slate incorporated where taken roof construction
100mm fibre glass insulation to be incorporated around soil nd vent pipes where boxed in.
Non-return valves to be incorporated to stub-stacks.

INTERNAL WALLS
Load bearing walls to be 100mm "Celcon Aircrete" blockwork with a minimum density of 450Kg/m³ with 13mm dense plaster or plasterboard on dabs and skim.
Non-load bearing walls to be 75mm x 50mm timber studding with 25mm quilt insulation laid between and 12.5mm plasterboard and skim to both sides and double joists under walls where running parallel.
100mm brick honeycomb sleeper walls minimum 150mm high and shown dotted.

WINDOWS
All windows to be double glazed sealed units with a 16mm air gap and "K" glass by Pilkington or similar approved "soft" low-E coating to the inner pane to give a U value of 1.8W/m²ºC and to have opening lights to equal 1/20th floor area and incorporate trickle vents with minimum area 8000mm² to habitable rooms, 4000mm² to other rooms.
All glazing to windows to be in accordance with Part N Building Regulations; i.e., to be toughened/ annealed glazing to any windows with sills below 800mm from floor level and to glazed panels in doors, adjoining side screens and any windows within 300mm of doors below 1500mm from floor level.

* STEELWORK All steel beams and sizes of padstone to be in accordance with Engineer's details and calculations for beams and padstones to be submitted and approved prior to commencement.
Steel beams to be encased in 2no. layers 12mm thick plasterboard fixed with 1.6mm wire binding at 450mm pitch and 7mm skim to give minimum 1 hour fire resistance and a minimum vertical headroom of 2 metres to be incorporated to the underside of the beam.

LINTOLS
Catnic insulated lintols to all external openings with minimum 150mm end bearing and to have proprietary weep holes at 450mm centres.
All internal block walls to have 150mm x 100mm pre-cast reinforced concrete lintols and to be "Naylor Spanlite" or similar approved.

ROOF CONSTRUCTION
Concrete interlocking roof tiles on 50mm x 25mm tile battens with 1no. layer "Tyvek" Breathable heavy duty felt onto gang nailed roof trusses fixed at 600mm centres.
150mm fibreglass insulation to be laid between ceiling joists with 150mm laid on top in opposite direction and ceilings to be 12.5mm plasterboard and skim.
Every second truss to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long.
Calculations for roof trusses to be supplied and submitted by Truss Manufacturer, and approved by Local Authority prior to commencement of work.
100mm x 50mm timber wall plates to be strapped to rafter members using truss clips.
All roof timbers to be vacuum pressure impregnated with preservative.

WIND BRACING
All wind bracing to be to BS5268 Part 3 1985 and is to incorporate:-
100mm x 25mm diagonal bracing
100mm x 25mm binders
100mm x 25mm runner at ridge level
100mm x 25mm bracing at 45º on top of ceiling joists
100mm x 25mm bracing to 3no. webs of roof trusses.

All joists built into walls are to have minimum 90mm end bearing and ends to be treated with preservative.

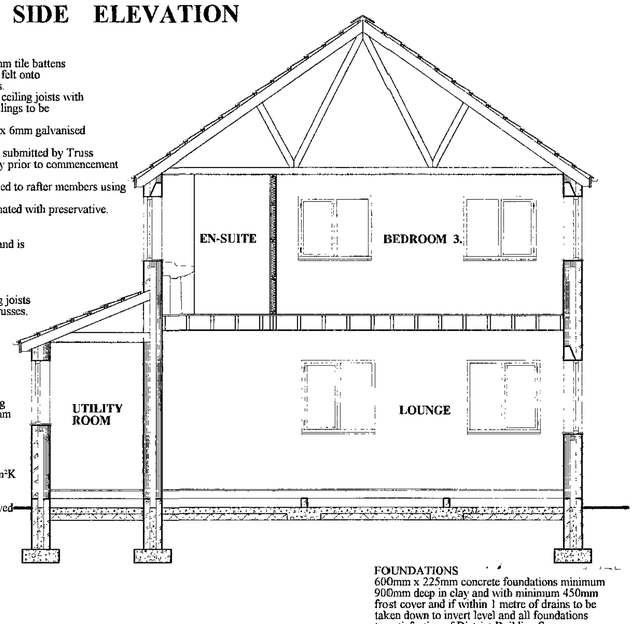
* Lean-to roof construction is to be as main roof but with 100mm x 50mm rafters and ceiling joists at 400mm centres and with 100mm x 50mm vertical tie member rawlbolted to wall

GROUND FLOOR
Are to achieve a minimum 'U' value of 0.22W/m²K
25mm t & g boarding.
125mm x 50mm joists at 400mm centres.
100mm "Kingspan" insulation or similar approved between joists.
100mm brick honeycomb sleeper walls to be minimum 150mm high taken down to 450mm x 225mm concrete foundations
100mm oversite concrete.
100mm well consolidated hardcore.

FIRST FLOOR
25mm t&g boarding on 220 mm x 50mm joists at 400mm centres.
9mm plasterboard and skim ceiling.
50mm x 50mm herringbone strutting to first floor joists at mid span and equal to minimum 2/3rds depths of joists.
100mm insulation to be laid between floor joists with a mass density of 10Kg/m³

D.P.C.'s to heads; sills and jambs of all external openings.
D.P.C. to external wall minimum 150mm above finished ground level.

* RADON REQUIREMENTS
A Basic Radon Barrier is to be incorporated into the Ground Floor construction and is to extend through to the external leaf and to be adequately gas taped at all joints and around penetration and to the satisfaction of the District Building Surveyor



FOUNDATIONS
600mm x 225mm concrete foundations minimum 900mm deep in clay and with minimum 450mm frost cover and if within 1 metre of drains to be taken down to invert level and all foundations to satisfaction of District Building Surveyor.
450mm x 225mm concrete foundations below internal loadbearing partitions with minimum 450mm frost cover.

All new windows to first floor are to have opening lights with unobstructed openable areas of 0.33m² and minimum 450mm x 750mm for escape purposes.
Bottom of openable area is not to exceed 1100mm from floor level and windows are to comply with Part B of current Building Regulations and to satisfaction of District Building Surveyor.

Note :
All Electrical Work is to be carried out by an approved Electrician registered with the NICEIC and on completion, a design installation and Test Certificate is to be issued in accordance with BS7671

Switches and socket outlets for lighting and other equipment in all habitable rooms are to be positioned between 450mm & 1200mm from finished floor level in accordance with Section 8 of Part M of current Building Regulations.

LIGHTING
Lighting System is to comply fully with Approved Document L1B and is to have :

1) Fixed Energy Efficient light fittings that number not less than the greater of :
a) 1 fitting per 25m² floor area or part thereof
b) 1 fitting per four fixed light fittings

2) Energy Efficient fittings are those which will only accept lamps with a luminous rating greater than 40lumens per circuit-watt

* SMOKE DETECTION
Smoke detectors shown thus ⌖ to be incorporated and interconnected and wired to a separate fuse at the distribution board and a battery backup system is to be incorporated
They are to be positioned minimum 300mm from any ceiling lighting point and maximum 3 metres from bedroom doors.

General notes

1 This drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent.

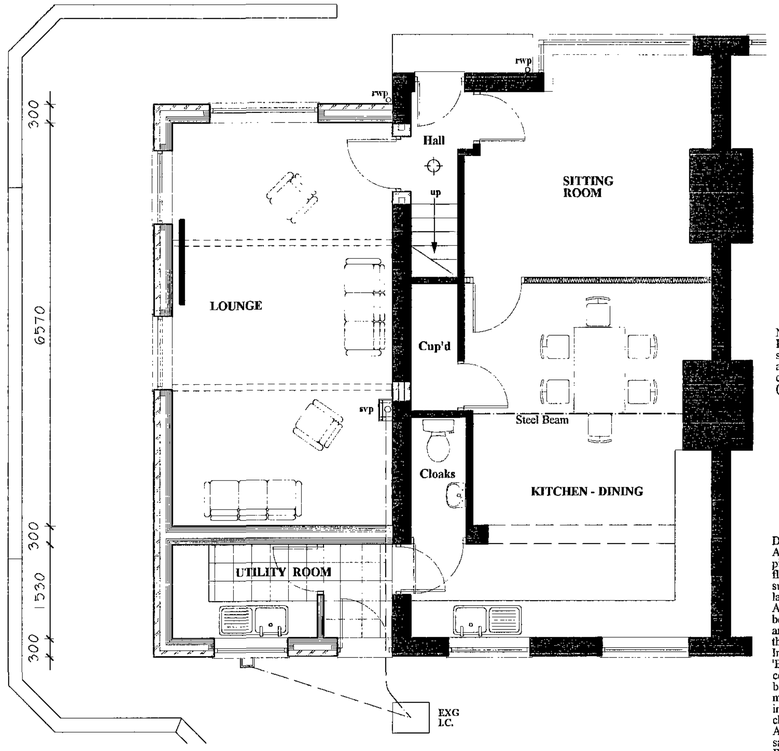
2 All dimensions and levels to be checked and verified on site.
Any discrepancies to be reported to this office before work commences.

3 Details of ground floor construction and foundations are indicative only and are subject to ground conditions and levels.

4 The project to which this drawing applies should, if applicable, be undertaken in full compliance with the C.D.M. Regulations (2007), and under the control of a client appointed C.D.M.Co-ordinator

5 Any work that is carried out adjacent to any existing 'Party Walls and Boundary Party Walls' the client is to ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all the legal requirements of that act are to be discharged prior to commencement of any work.

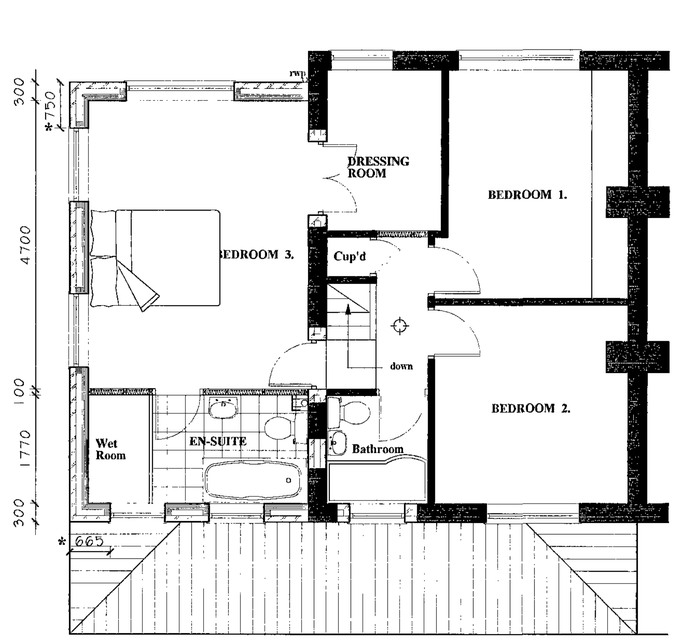
6 NOTE:
Any works that are subject to Building Regulation Approval must not be commenced prior to approval being granted.
Any works that are commenced prior to approval will be the sole responsibility of the applicant/contractor.



Note :
Existing kitchen wall removed and span of first floor joists to be checked and verified and if bearing onto existing wall a steel beam to be incorporated (see separate note regarding steelwork)

DRAINAGE
All drainage to be 100mm "Hepsleve" pipes or similar approved with flexible joints, bedded and surrounded in granular material and laid to a minimum fall 1:40.
Any drains passing under buildings to be encased in minimum 150mm concrete and to be bridged where passing through walls.
Inspection chambers to be 225mm Class 'B' Engineering brick or pre-cast concrete sections on 150mm concrete base, and chambers deeper than 1 metre are to have step-irons incorporated and internal sizes of chambers to comply with B.S. 8301.
All drainage is to be to the satisfaction of and approval of the District Building Surveyor.

GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISION	DATE	DESCRIPTION
C	08-10-2010	Width of extension reduced to 3.900m externally
B	01-10-2010	Building Regulation Amendments added and shown thus *
A	01-10-2010	Side Extension width reduced and 'set-back' from existing front wall increased to 500mm

PROJECT : PROPOSED EXTENSION TO :

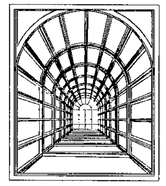
ADDRESS : 1, ROCKLEY AVENUE WOMB WELL BARNSLEY

CLIENT : MR & MRS. DAY

DRAWING No : 2010-57-2C

DATE JUNE 2010

SCALE : 1:50 & 1:100



JOHN KNOWLES ARCHITECTURAL DESIGN
Dene Cottage : Pinfold Lane
Tickhill : Doncaster DN11 9NS.
Telephone : 07966 394425
Chartered Institute of Architectural Technologists