

Technical Notes:

For PROPOSED SINGLE STOREY EXTENSION ABOVE EXISTING GARAGE FOR ADDITIONAL BEDROOMS AND BATHROOM

AT: 18 NETHEROYD VIEW, SILKSTONE COMMON, BARNSLEY, SOUTH YORKS

NOTE: These drawings are for planning application and service of a building notice only.

Do not scale from these drawings all structural members and materials are to be measured on site prior to ordering.

Roof: Roof and ridge tile to match existing and fixed in accordance with manufacturers specifications. To BSEN 490 on 50x25 mm tanalised battens, on monofoil high performance breather felt to BS 747 or similar on roof trusses by specialist manufacturer and braced in accordance with BS 5268 part 3.

Roof insulation consisting of Double layers: 100mm rockwool Roll Batt insulation quilt laid between joist then 200mm cross laid over joists – 300mm overall to achieve a U value of 0.13W/m2k.

175x32mm sw layboards to valleys with code 4 lead and stepped dpc to all abutments

Ceiling to be finished in 15mm plasterboard and skim finish.

Eaves to be constructed with nominal 200 x 30 mm timber soffit support, Timber tilting fillet, proprietary eaves ventilation system equivalent to 10mm gap, 150 x 22 mm PVCU fascia board and 100mm PVCU rainwater goods to match existing.

Walls: External Cavity walls to be constructed with 100mm brickwork outer leaf, 100mm cavity partially filled with 60mm Kingspan TW50 insulation batts, 100mm blockwork inner leaf with a thermal resistance of 0.3 or less. Brickwork to be bonded to existing and cavities maintained.

Cavity walls to have wall ties that comply with BS 1243 stainless steel, tested to DDI40, offset drip for insulation, insulation retaining clips. Ties set at 750mm apart horizontally and 450mm vertically. Increased to 225mm vertically and 150mm horizontally at sides of openings.

Cavity Walls to be finished internally with 13mm dense plaster finish.

Internal Walls to be constructed in 75x25mm sw studs @450mm ccs. 9.5mm plasterboard & skim both sides

All internal walls to have 150 x 18mm MDF moulded skirting boards.

Floors: First Floor: To be constructed in 25mm flooring grade T&G weyroc on 150mm x 50mm joists @ 450ccs, 12.5mm plasterboard and skim finish. 150mm glasswool insulation quilt between floor joists. All electrical services in floor void to be protected against heat gain. Screw down access panels created in floor coverings at critical maintenance locations.

Damp Proof Courses: The horizontal and vertical DPC's are to comply with BS743 and will be of a pitch polymer material such as ruberoid hyload or similar to be incorporated in the following positions:

- not less than 150mm above ground level to all loadbearing walls to be continuous with damp proof membranes,
- positioned vertically and built into jambs of all door and window openings,
- positioned horizontally to all external door and window openings and behind all cills and thresholds.
- At ramped entrances secondary dpc's to be located 300mm above GL 1000mm either side of opening.

Timbers: All structural timbers to be tanalised or vac vac treated to BS5268. Roof timbers to be fixed to wall plates with proprietary galvanised mild steel clips. Wall plates to be retained using 30x2.5x1000mm galvanised mild steel straps at max 1800mm cts with 6 no. 12x50 sheradised screw fixings to walls, additional straps fixed at sides of openings. Roof trusses braced in accordance with BS5268.

Lintels: All lintels unless otherwise stated to be supergalv galvanised mild steel cavity tray combined steel lintels to BS5977 to sizes and grades as recommended by the manufacturer. All lintels must have a minimum end bearing support of 150mm. Where the bearing is less than 150mm concrete pad stones are to be provided sizes to suit load and detail. All lintels to be suitably installed to prevent cold bridging and to be rendered to half hour fire resistance.

Drainage: Above ground drainage to be UPVC fittings to BS5255 and BS4514, baths/sinks units to have 42mm dia. Wastes via 76mm traps, wash hand basins to have 32mm wastes via 76mm traps, wc pans to have 100mm wastes. All internal drains to run to 100mm dia SVP. Vented at top.

Main drains (where necessary) below ground to be laid to min 1:40 falls and to be 100mm dia. Osma or similar approved system. Laid on a granular bed material to

BS882 table 4, any selected fill material should be free from stones larger than 40mm, timber, frozen material or vegetable matter. Pipes with less than 600mm of ground cover should be encased in 150mm thick concrete. Where drainage runs are within 1000mm of any foundation and the level of the trench is below the level of the foundation then the trench should be backfilled with concrete. Any drainpipe which penetrates through a structure below ground level should have a lintel over with a settlement gap of 25mm, incorporating flexible material. All gullies are to be back inlet trapped gullies with rodding eyes access. On completion the whole system shall be tested to the satisfaction of the local building control officer for water tightness.

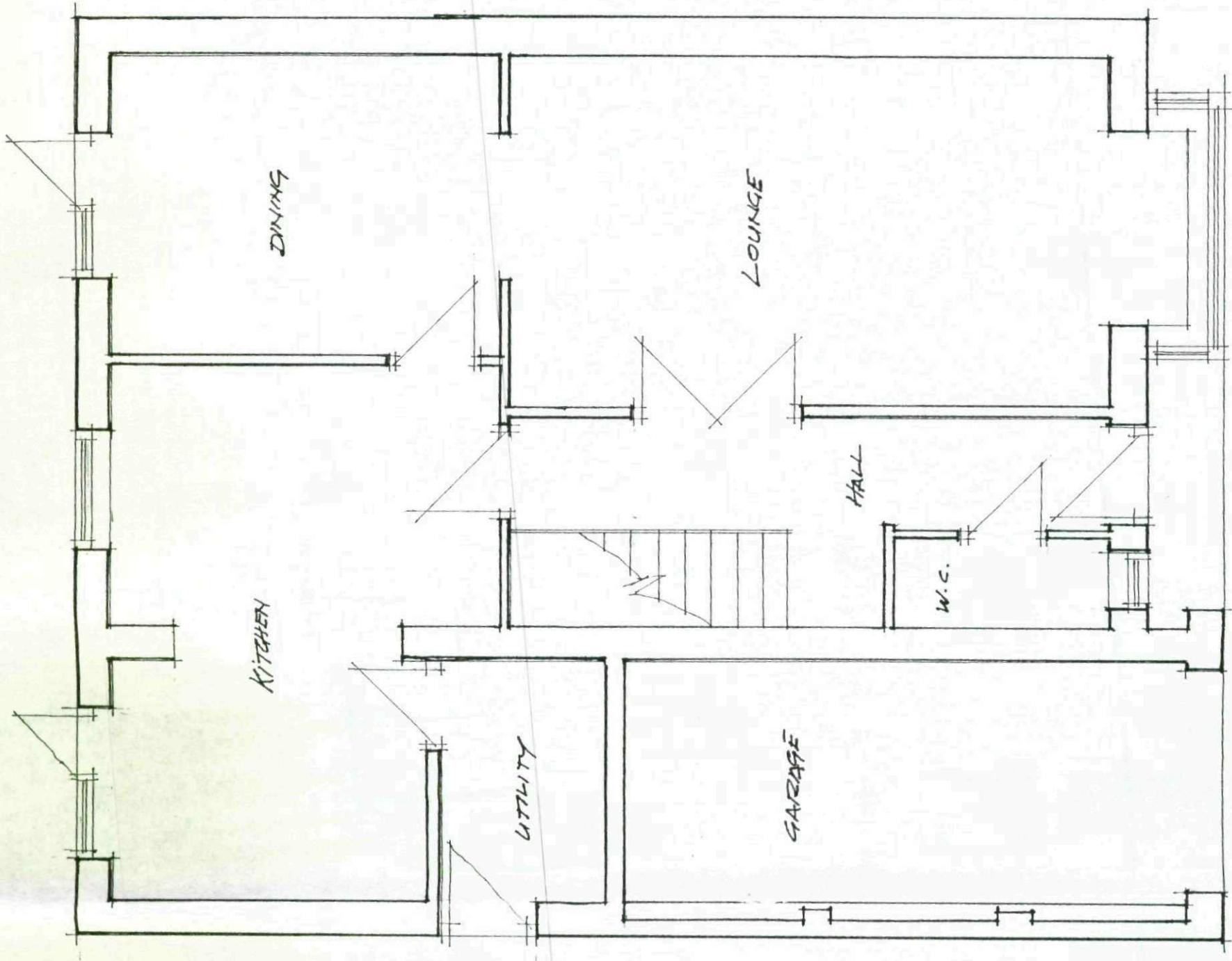
All new inspection chambers to comprise 150mm concrete base, benching framed in sand and cement troweled smooth with barrons bends at connections. 225mm thick class B, BS3921 engineering brickwork walls to required depth and provide as necessary medium or heavy duty cover and frame 450x600mm.

Windows and Doors: All new windows and external doors to be UPVC double glazed units by specialist, and to have an air gap of 16mm, frames to incorporate thermal break, to achieve minimum U value of 2.0 W/m2K.

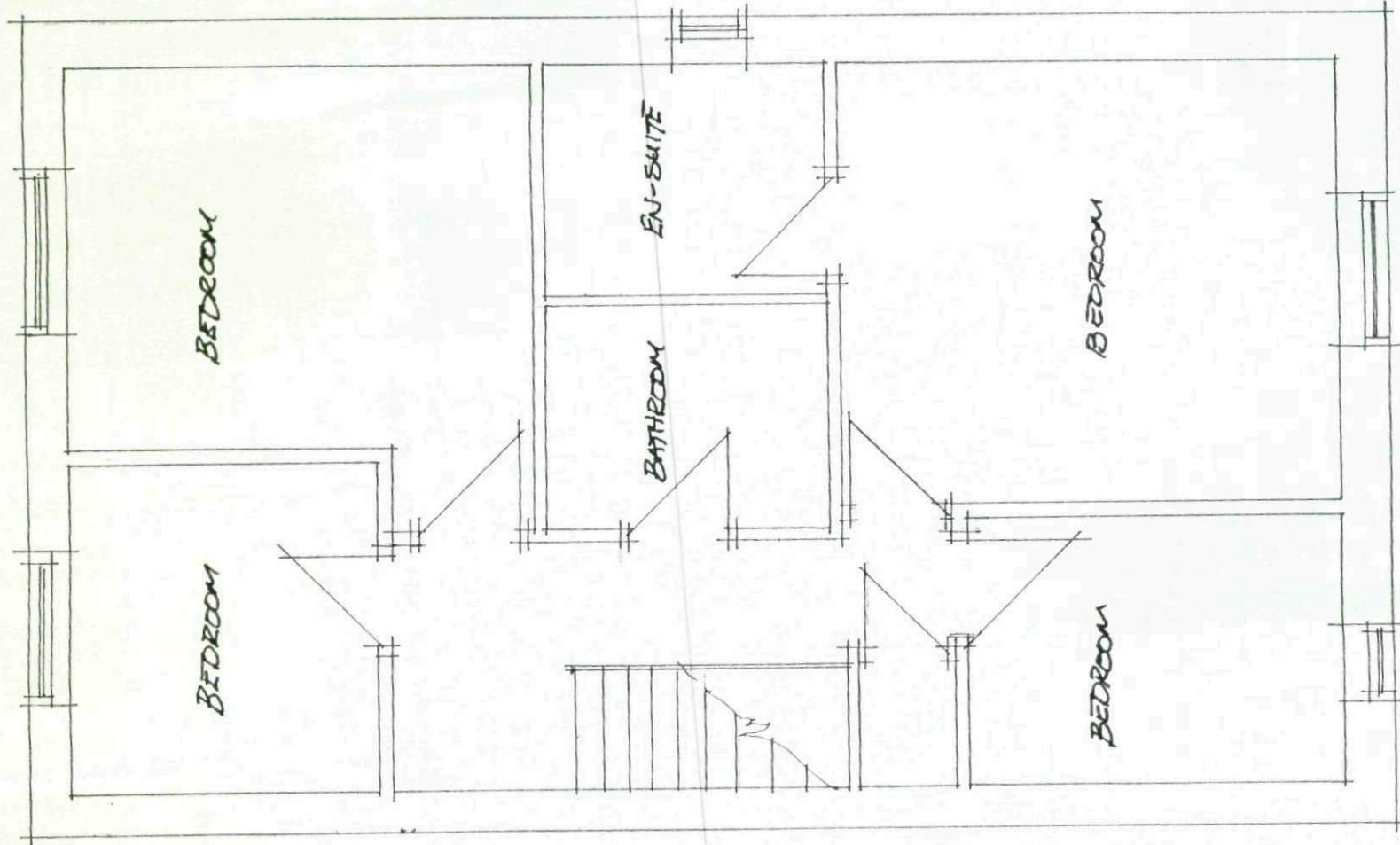
Trickle ventilation to be provided capable of 8000mm sq. to habitable rooms and 4000mm sq. to non habitable rooms. Natural ventilation to be not less than one twentieth of the floor area of the room. All first floor habitable rooms to have escape windows with a min area 0.33mm sq. and a minimum height or width of 450mm (450x735) set at 1100mm max above floor level.

General Electrical: The work, and materials, accessories and appliances etc shall comply with the current edition of the regulations for electrical equipment for building as issued by the IEE. It shall comply also with any other relevant acts, electrical supply regulations, any BS standards and the Local Building Control Officer.

On completion the installation is to be tested in accordance with IEE standards in the presence of the employer who shall be issued with the test certificate on satisfactory completion of the test.



EXISTING GROUND FLOOR (SCALE 1:50)



EXISTING FIRST FLOOR (SCALE 1:50)