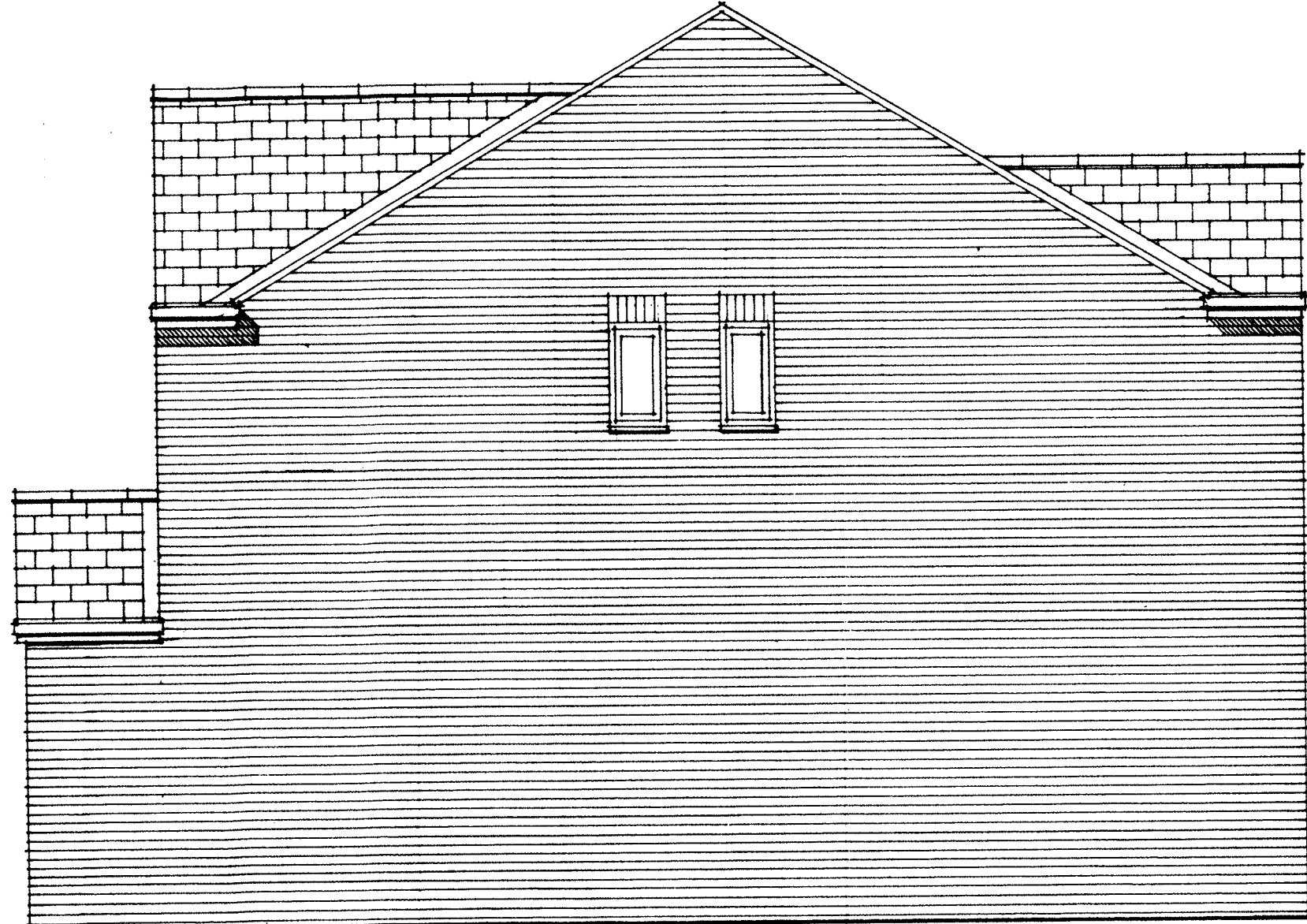




FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

FOUNDATIONS
600 x 200 mass concrete strip footings at depth agreed with Building Control. No part of the foundation is to surcharge onto any drains. Form lintelled openings in foundation walls as required to allow passage of any drainpipes.

DRAINAGE
Provide & connect to existing drainage system 4no. new rainwater pipes and 1no. soil & vent stack. Method of connection & new drainage runs to be agreed on site with Building Control. New drains to be 100mm diameter with flexible joints bedded to satisfaction of Building Control at gradient not less than 1 in 40. Any drainage passing under new building to be cased in min. 150mm thick concrete.

EXTERNAL WALLS
Facing brickwork outer leaf to match existing, 75mm cavity fully filled with Rockwool cavity batts, 100mm Plasterm Fibrolite blockwork inner leaf with 13mm plaster finish. Form openings for doors and windows with thermal break cavity closers incorporating d.p.c.s to all reveals and proprietary insulated pressed steel lintels over to manufacturer's schedule. Install galvanised steel wall ties at 750mm horizontal & 450mm vertical centres. Provide d.p.c. at min. 150mm above ground level. Walls below ground to be 7N blockwork. New walls to be bonded to existing and any cavities maintained. All cavities to be closed.

OVERSITE CONCRETE
100mm thick concrete slab (thickened to 150mm below sleeper walls) on 150mm thick consolidated hardcore base.

SUSPENDED GROUND FLOOR
25mm thick floor grade chipboard on 100 x 50 s.w. joists at 400mm centres. Joist ends to be sat on or above d.p.c. Ensure min. 150mm airspace between top of concrete and underside of joists. Construct honeycombed brick sleeper walls as indicated with d.p.c. to top. Install 90mm thick Kingspan Thermafloor TF70 insulation between joists on support battens as required. Underfloor void vented by 225 x 75 airbricks at nominal 1m centres sleeved through cavity with tray d.p.c. over.

SUSPENDED FIRST FLOOR
25mm thick tongued & grooved floorboards on 175 x 50 s.w. joists at 400mm centres underdrawn 13mm plasterboard & skim. Provide herringbone strutting at mid span of joists. Joists underdrawn 2 layers 13mm plasterboard over garage.

ROOF
Tiles to match existing on treated battens on untrearable felt on prefabricated timber trusses to manufacturers details at 600mm centres including all necessary bracing on 100 x 75 s.w. wallplates secured with mild steel anchors at 1800mm centres. Ceiling underdrawn 13mm plasterboard & skim with 100mm thick quilt between joists and 150mm thick quilt across. Provide mild steel lateral restraint straps across 3no. roof members at 1800mm centres at ceiling level and 1200mm centres at verge. Fascia & soffit boards to match existing. Ensure a continuous 25mm wide airgap at eaves soffit with insect proof mesh screen. Rainwater goods to match existing. Form code 5 lead sheet valley gutters on exterior ply layboards and fillets as required. Tiled monopitch roof as above on 100 x 50 s.w. framing as req'd. Code 4 lead flashing at abutment.

STEELWORK
Erect new steelwork all in accordance with the structural Engineers details, cased in 2 layers of 13mm plasterboard & skim fixed to timber cradles as required. Allow for adequate propping of existing structure until supporting steelwork is in place.

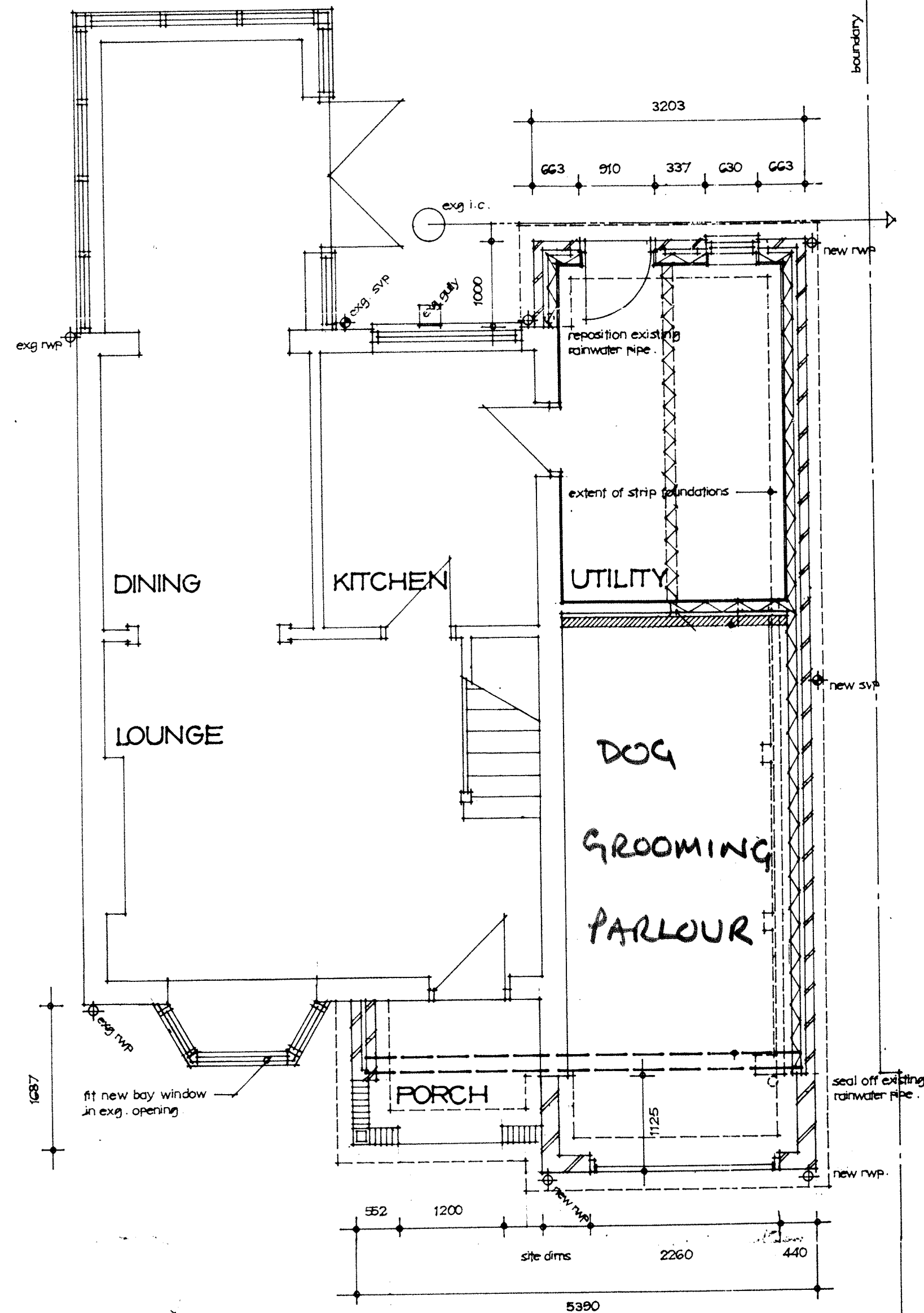
SANITARY FITTINGS
Provide & plumb to new soil stack, low level w.c. suites via 100mm dia. p.v.c. waste, shower via 38mm dia. p.v.c. waste and anti vacuum trap and wash basin via 32mm dia. p.v.c. waste and anti vacuum trap. Connections to soil stack to be min. 200mm apart and max. discharge length to be 3m. Soil stack to terminate min. 1m above any opening light and be fitted with a bird proof cage.

VENTILATION
Windows to habitable rooms to have opening lights equal to 5% of floor area of room served and incorporate trickle vents fitted with draught proofing. Provide mechanical extract to utility room capable of discharging to external air at not less than 30 litres per second. Provide mechanical extract to en suites capable of discharging to external air at not less than 15 litres per second.

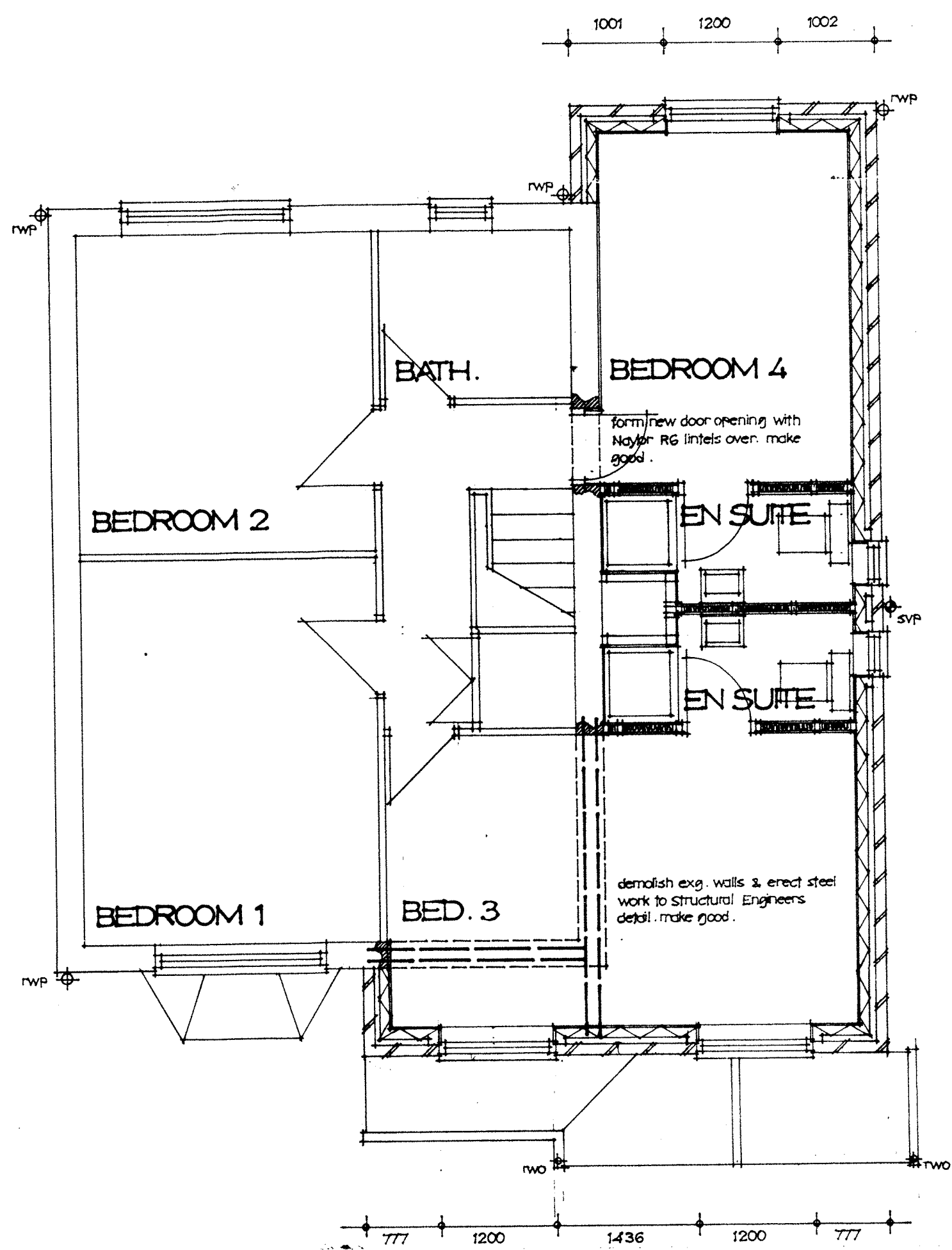
WINDOWS & JOINERY
New windows to be double glazed in frames to match existing. Double glazing to be low E type [En=0.05] with 16mm airgap between panes. Any glazing which is below 800mm above floor level is to be safety glazing to BS 6206. Opening lights to new habitable rooms to have min. clear opening dimensions of 750mm high x 450mm wide. Stud partitions constructed out of 75 x 50 s.w. framing clad both sides 13mm plasterboard & skim with 75mm thick quilt between studs. New doors, frames, architraves, skirtings and window boards all to match existing.

GENERAL
All works in connection with the gas, electrical and water installations are to be carried out in accordance with the rules and regulations of the relevant statutory bodies.

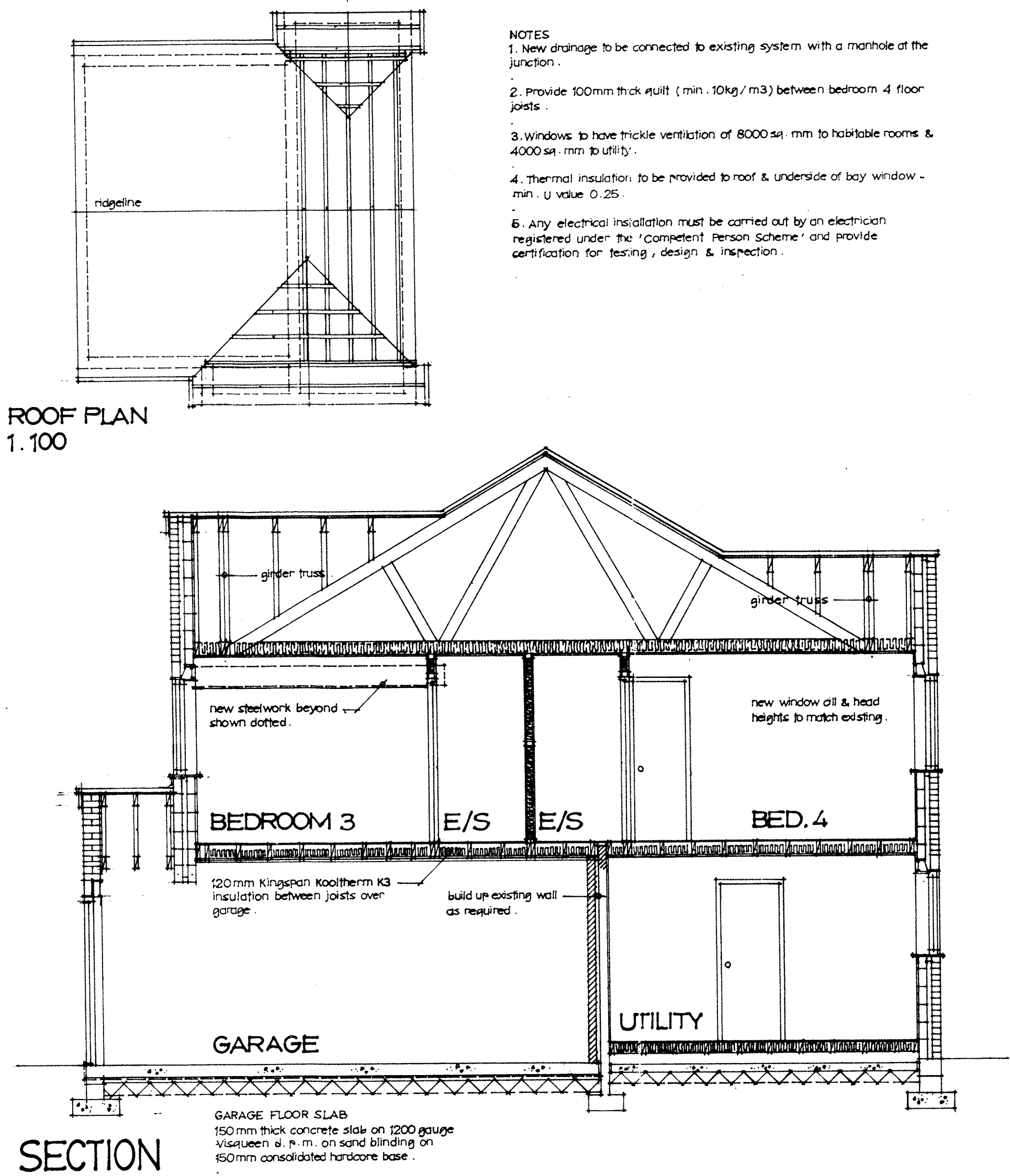
All materials and workmanship to comply with the current Building Regulations, British Standards, BBA Certificates and Codes of Practice as applicable and be appropriate for the use intended.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION

MR & MRS. A. MARSHALL	
9 Belle Green Gardens Cudworth BARNSELY	
PROPOSED	
Scale : 1.50/1.100	Date :
01	