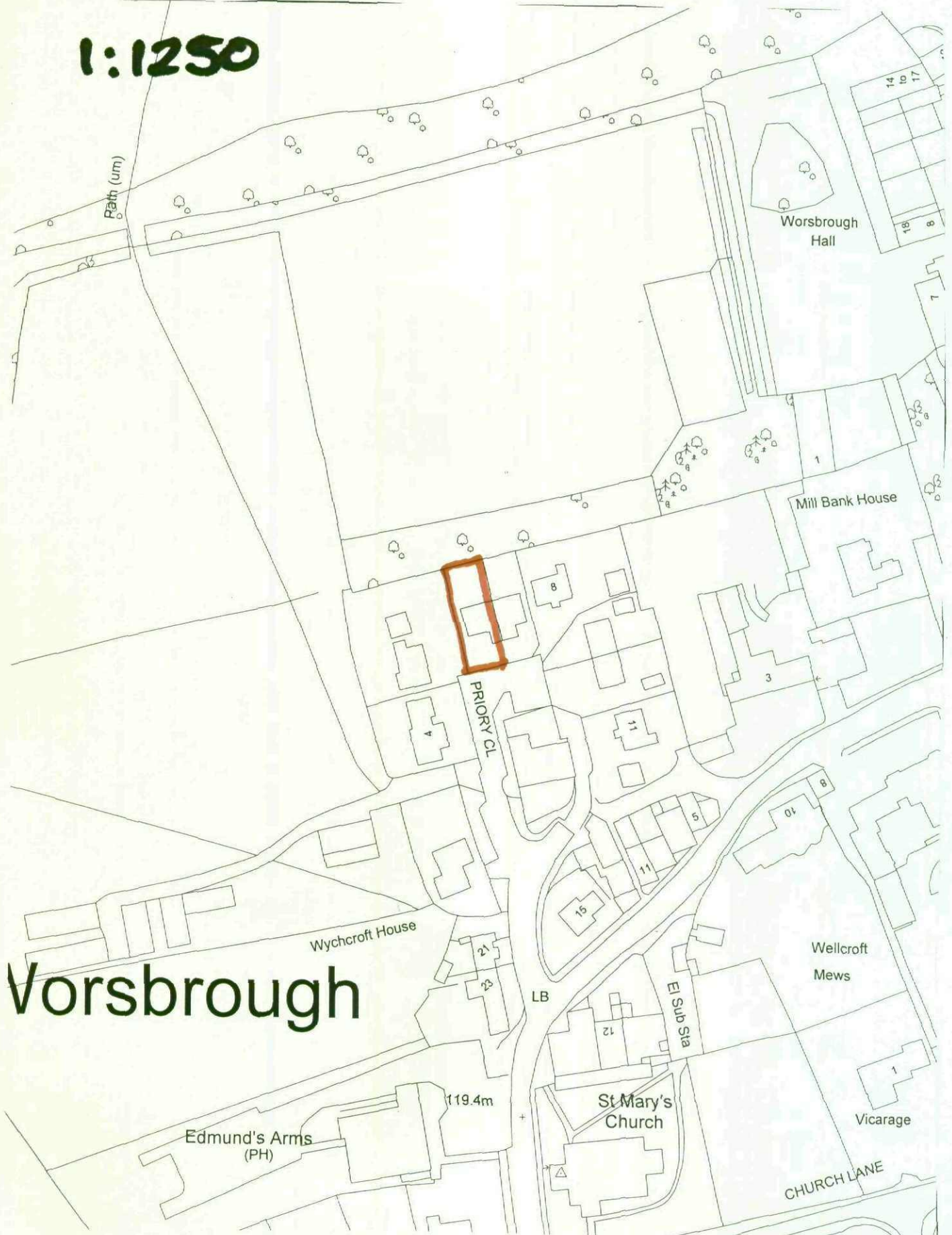
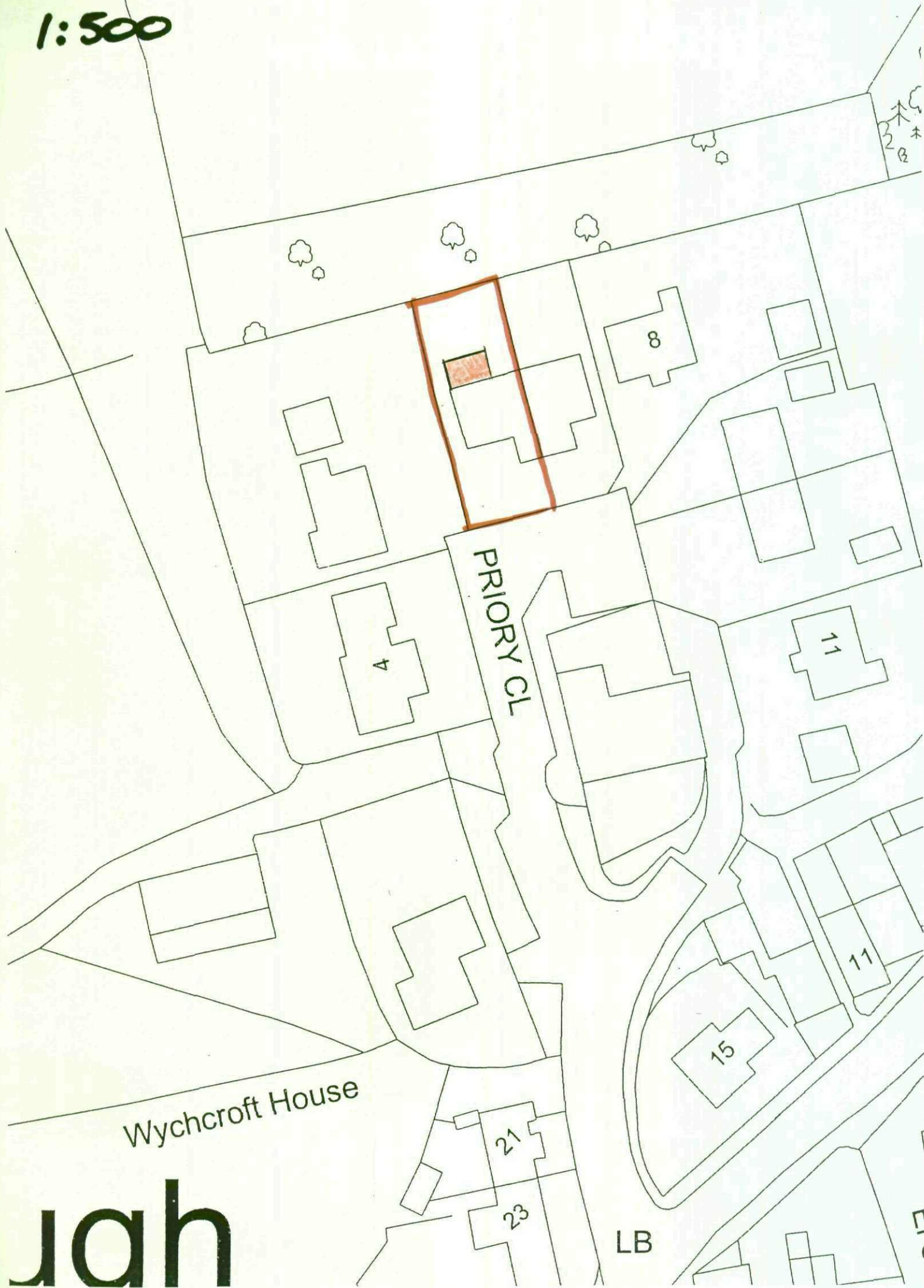


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Vorsbrough

1:500



Wychcroft House

PRIORY CL

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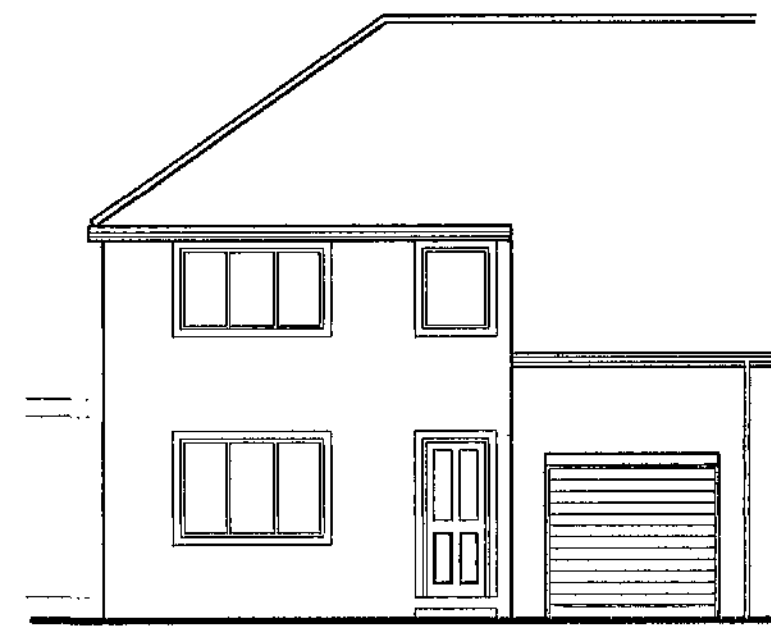
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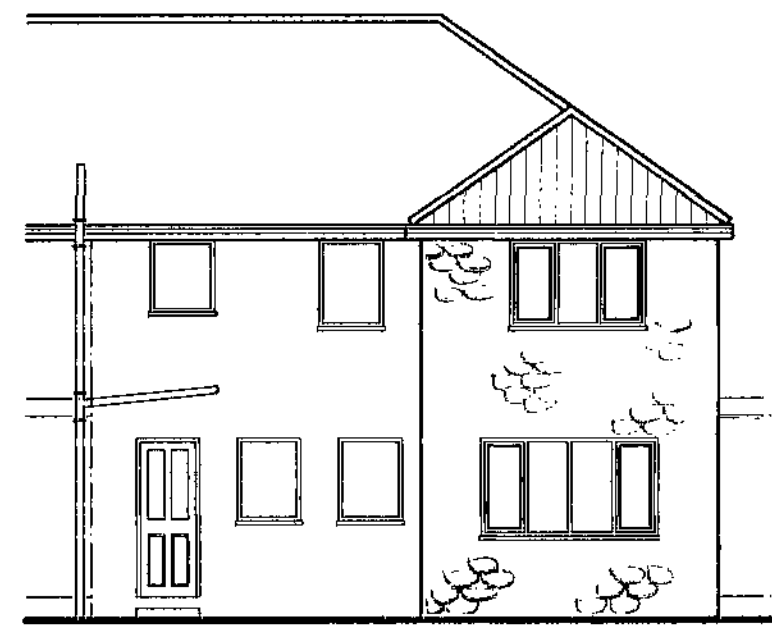
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LB

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FRONT ELEVATION
(Unaffected)



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.

new rainwater pipe to extension to connect into existing gully from conservatory

EXTERNAL WALLS
Are to have minimum 'U' value of 0.30W/m²K achieved by 100mm natural stone dressed to cavity side with 100mm cavity filled with 100mm Rockwool cavity batts, 100mm Thermalite "Shield 2000" blockwork and 13mm lightweight plaster and skim.

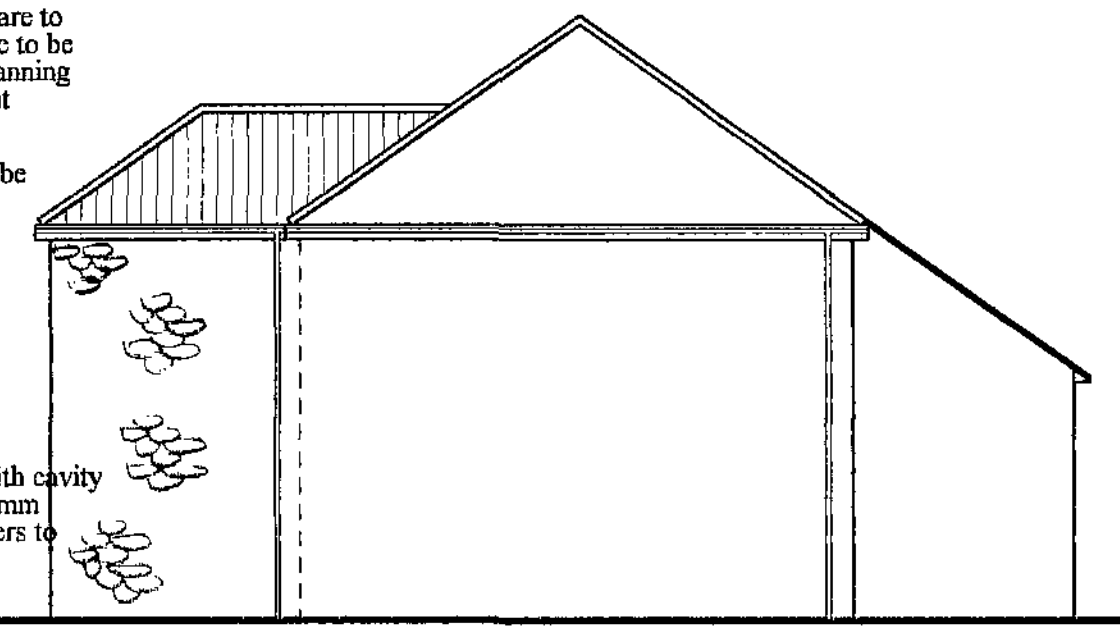
NOTE:
Insulation to all walls to be taken up to ridge level to all gable ends
External walls to have 5no. stainless steel wall ties/m² and at 225mm vertical centres to all reveals and damp proof course at minimum 150mm above proposed ground levels.
All external reveals to have 'U' value of 0.30W/m²K achieved by using "Dampcor" 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.
No projection over boundaries of walls or foundations.

new window to first floor of extension 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.

new brickwork and blockwork to be bonded to existing and cavities to be maintained where applicable

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.

DRAINAGE
All drainage to be 100mm "Hepsieve" 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.

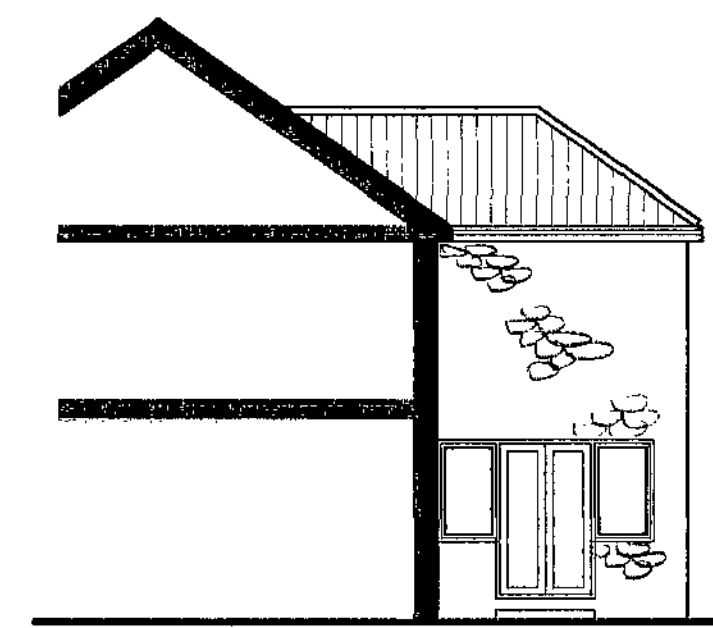


SIDE ELEVATION

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.

FIRST FLOOR
25mm t&g boarding on 175mm 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

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.



SIDE ELEVATION

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

Dragon ties to all hips.

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 nogging between joists and packed out from brickwork face.
Dragon ties to be included to all hip roofs where applicable.

LINTOLS
Cavity 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.

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

D.P.C.'s to heads, sills and jambs of all external openings.

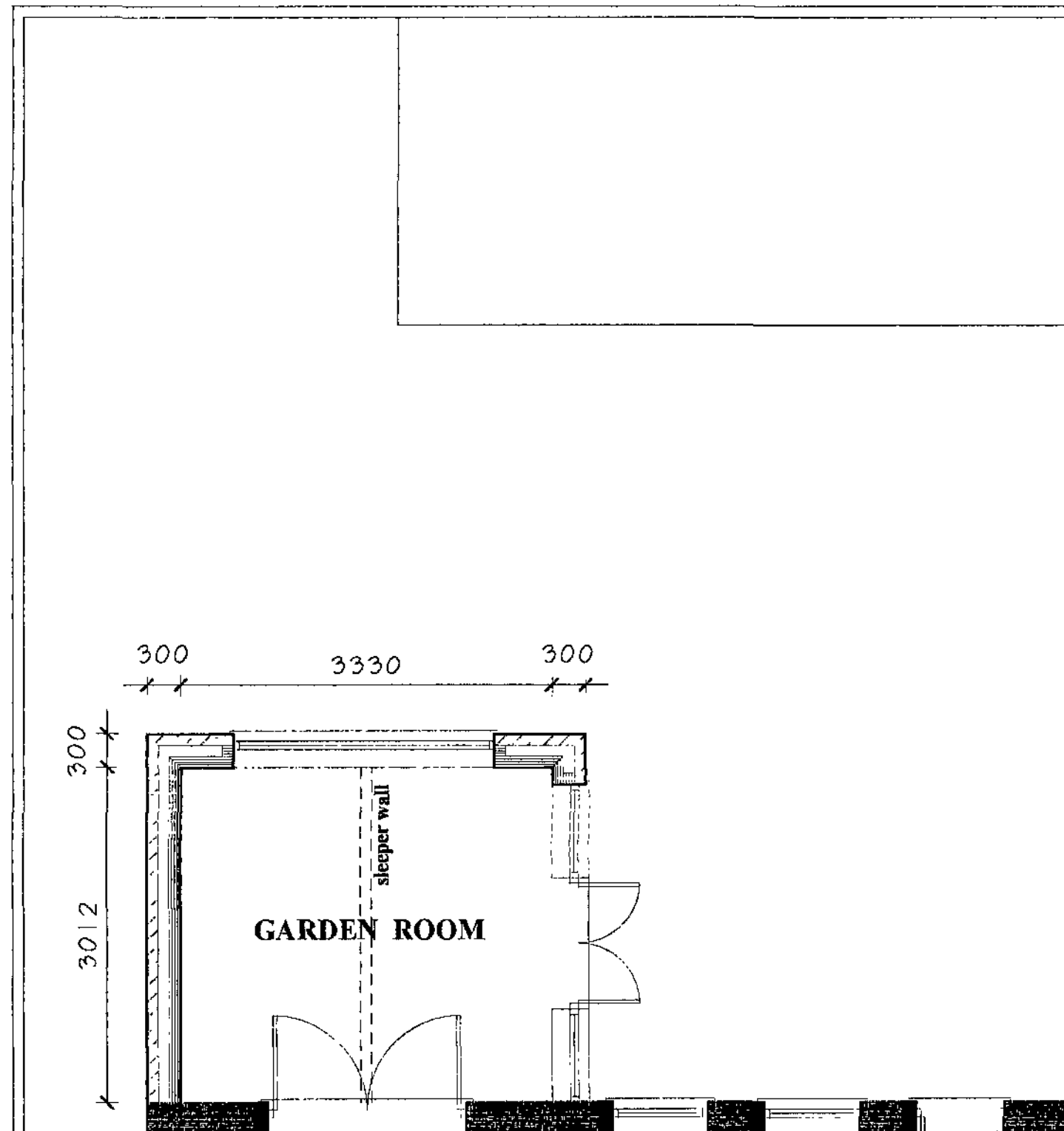
D.P.C. to external wall minimum 150mm above finished ground level.

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.

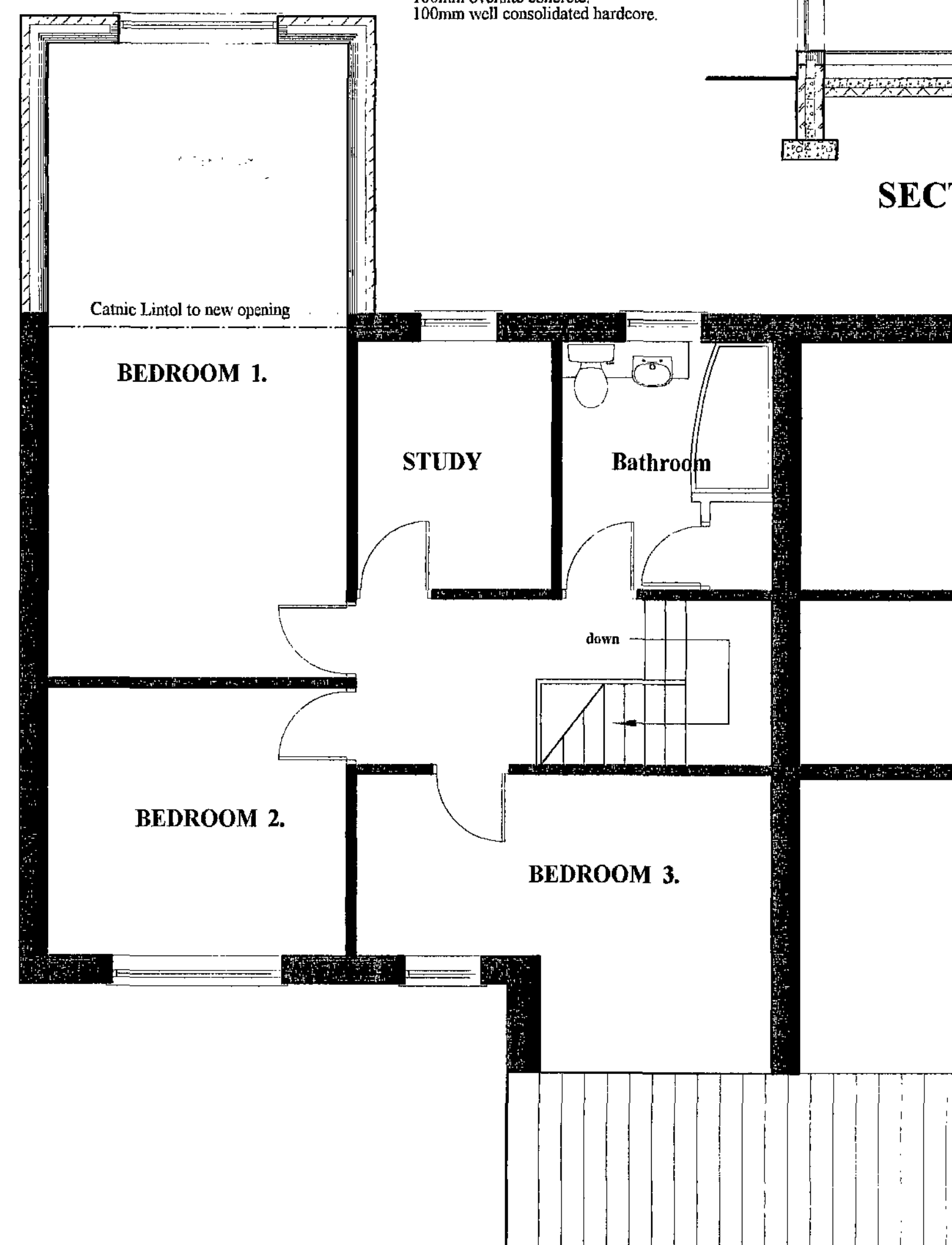
WINDOWS
All windows to be double glazed scaled units with a 16mm air gap and "K" glass by Pilkington or similar approved "soft" low-E coating to the inner pane to give a U value of 1.8W/m²K and to have opening lights to equal 1/20th floor area and incorporate trickle vents with minimum area 8000mm² to 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.

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.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISION	DATE	DESCRIPTION
PROJECT: PROPOSED EXTENSION		
ADDRESS: 6, PRIORY CLOSE, WORSBROUGH VILLAGE, BARNLEY		
CLIENT: MR & MRS LANG		
DRAWING No: 29-75-2		
DATE: SEPTEMBER 2009		
SCALE: 1:50 & 1:100		

JOHN KNOWLES
ARCHITECTURAL DESIGN

Dene Cottage : Pinfold Lane
Tickhill : Doncaster DN11 9NS.

7 OCT 2009 Telephone : 07966 394425

Corporate mail room.

Chartered Institute of
Architectural Technologists