

NOTES
CDMC-the client is the builder and is responsible for compliance with the CDM regs.
All structural timber to be strength graded
VENTILATION
All habitable rooms to have opening lights with aggregate area equal to not less than 1/20th floor area of respective room. 8000mm2 trickle vents to be provided to each habitable room
INSULATION
all to be lapped as recommended in DLTR guidance for ensuring robustness of construction-no gaps or thermal bridges
ALL ROOF TRUSSES
Shall be designed and braced to BS5268 Part 3
FOUNDATION
Provide suitable concrete foundation
UNDERGROUND DRAINAGE
Separate system to be maintained.Drainage to be in approved plastics system 100mm dia laid to suitable falls with 350 dia ic at junction/change of direction of drain run if applicable. All drains to connect into existing combined system on site of former bakery. Head of drain run to be vented to open air-use flush tile terminal. Surface water drainage to connect to soakaway in rear garden size and siting to be as agreed with DBS and subject to percolation test.
NEW MASONRY WALLS
SUBSTRUCTURE
Foundation walls built up to and above minimum 150mm of finished ground or paving level;include damp proof course.
FINISHING JOINERY
Skirtings and architraves
Skirtings and architraves to be softwood torus moulded unless noted otherwise the following are assumed:-
Doors
Internal doors to be natural timber for stain finish
Ironmongery
All doors to have chrome plated ironmongery

GROUND FLOOR STRUCTURES
ex house is on suspended timber floor
ADDITIONAL UNDERFLOOR VENTS REQUIRED

GROUND FLOOR STRUCTURES TO ACHIEVE 0.13 U value
100mm layer well compacted hardcore
sand blinding and DPM
150mm thick concrete slab and 65mm screed
INSULATION TO GROUND FLOOR
120 slab insulation Kingspan Kooltherm K103
FLOOR DPM
1200g visqueen lapped to wall DPC

A polythene sheet separation layer (not less than 125 micron / 500 gauge), should be provided between the floor insulation and the screed to stop cement products reacting with the insulation surface prior to curing. The polythene sheet should have 150mm overlaps, taped joints and turned up 100mm at the walls.

NEW MASONRY WALLS
SUPERSTRUCTURE
All walls to have U value of 0.18W/m2degC Outer skin 100 stone . Inner skin(BLOCK TYPE A) 100mm thick Aircrete blocks (Ultra Light) 150mm cavity full fill Super Wall 32 150mm insulation gypsum wallboard on dabs and 2mm skim finish to internal face of block. Stainless steel wall ties at 450mm vertical & 750mm horizontal centres. Block on edge cavity closers. Lintels to be by Birtley. Cavities to be continuous. Bond new work/courses into existing. Provide dpc at minimum 150mm above finished ground level. Dpc and 'thermabate' insulation to reveals.Below dpc walls to be constructed in dense block inner leaf, facing brick outer leaf to 75 below finished ground level and dense blockwork to foundation level. Weak mix concrete as cavity fill to finished ground level.Include for scaffolding.

Provide dpc at minimum 150mm above finished ground level. Dpc and 'thermabate' insulation to reveals.Below dpc walls to be constructed in dense block inner leaf, facing brick outer leaf to 75 below finished ground level and dense blockwork to foundation level. Weak mix concrete as cavity fill to finished ground level.Include for scaffolding.
Approved doc B Fire
Escape window to be suitable for means of escape as per ADB Para 2.8.
Fire alarm and detection system to be designed and installed in accordance with BS5839-6:2013. Heat Det to kitchen and smoke detection to Lounge

FLAT ROOF TO ORANGERY TO ACHIEVE 0.13 U value
Flat roof system to be Polyroof 185 system for warmroof (no ventilation requirement) all laid in accordance with manufacturers recommendations to BS 5250:2002. Flat roof construction is engineered joists (max span 5005mm) at 400ctrs and min 50 deep reduction firrings with 19mm exterior quality ply deck and 12mm plasterboard and 3mm skim to ceiling soffit
150mm PIR insulation.

App Doc H Drainage
New above ground drainage to ADH Section 1 falls 1:40
Please note any conditions from the statutory sewerage undertaker, if applicable will be added to any approval given.

Approved Document P Electrical safety – Dwellings
Electrical Safety. Prior to completion of the work the District Surveyor is to be provided with evidence to demonstrate that either:
a). The electrical work has been carried out by a registered competent person who is a member of a relevant "Competent Person Scheme". A Building Regulations compliance certificate or a copy of the information on the certificate should be given to this authority within 30 days of the work being completed; or
b). The electrical work has been inspected and tested by a registered thirdparty certifier in accordance with Approved Document P Section 3 and a satisfactory condition report issued. The registration body of the third-party certifier should give a Building Regulations compliance certificate or a copy of the information on the certificate to this authority within 30 days of the condition report being issued; or
c). If the Part P electrical work forms part of this application the Authority is to be notified at the appropriate stage so the departments electrical contractor can inspect the installation.
for light switches allow moisture resistant fittings to utility, kitchen, wc

Part M - Access to and use of buildings
Electrical sockets/switches to be located between 450 - 1200mm from floor level

COMMISSIONING CERTIFICATES
All design, installation and commissioning certificates must be received by Building Control in order that they can issue one certificate within 4 weeks of occupation

STRUCTURES
Structural engineers package of information to be forwarded to Building Control for checking includes:-
lintels,
flat roof structure,
lantern support,
beams to rear openings into orangery

Structural calcs or manufacturers certificate for the engineered joists to the flat roof to be provided before site erection.

Movement joints to be provided in accordance with the structural engineers design.

SECURITY
All new external doors and windows within the dwelling shall meet the PAS24 Security Standard for controlled fittings.

EXTERNAL WINDOWS AND DOORS
Windows with U value of 1.2W/m2 deg K in upvc;locking handles;trickle ventilation;hermetically sealed double glazed units;include windowboards in white PVCu. Doors to have a U value of 1 W/m2 deg k.
Glazing in critical areas to BS 6206 (safety glazing)and permanently marked
All glazing to be Pilkingtons K (low E)

Heating and hot water specification

Space heating system	Fuel: Mains gas Type: Combination boiler (SEDBUK efficiency ≥ 89.5%)
Heating emitters	Radiators
Heating controls	• Programmer • Room/appliance thermostat • Thermostatic Radiator Valves (TRVs) • Independent time and temperature zone control
Secondary heating system	None
Domestic hot water	From main system: combination boiler

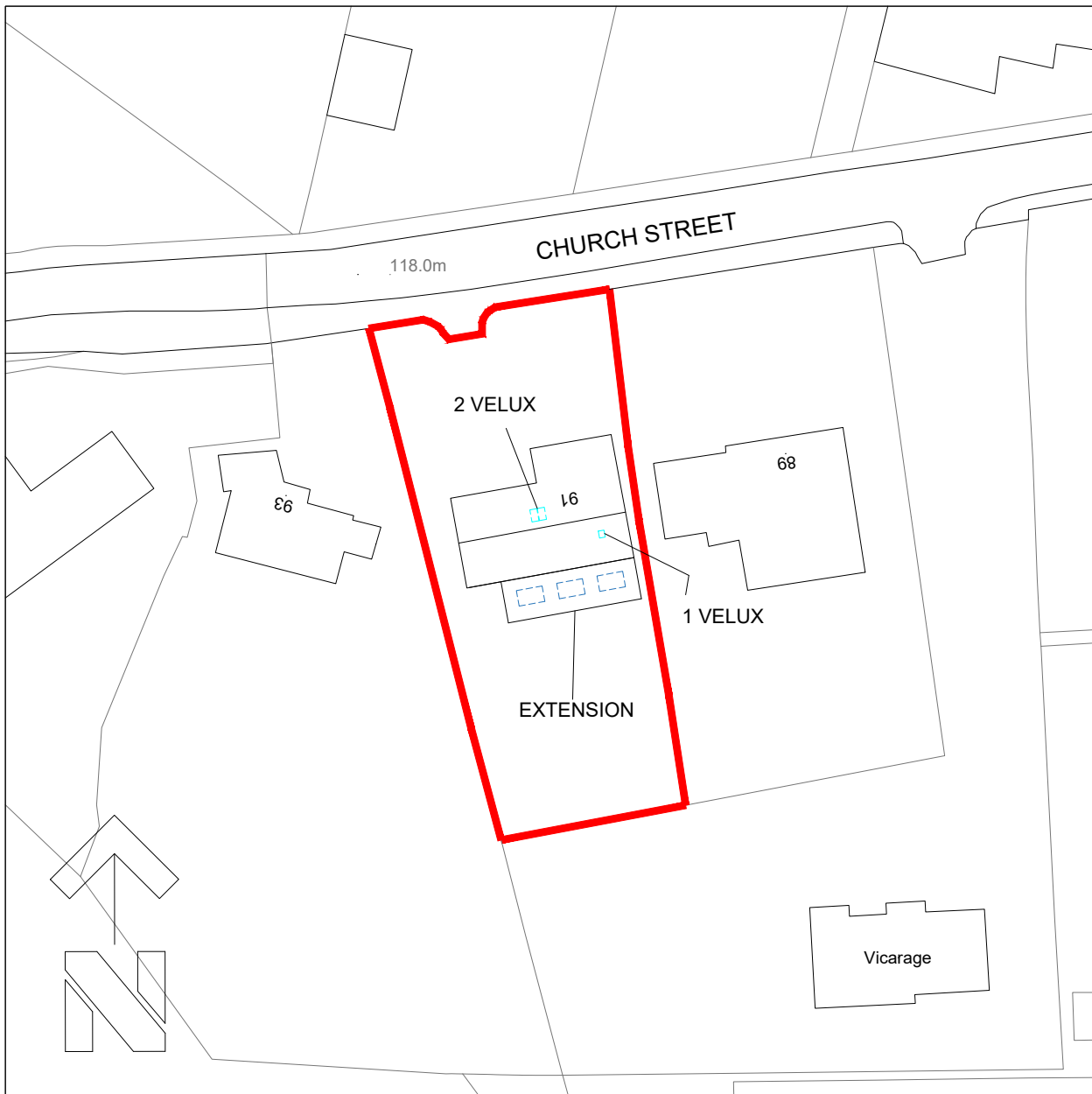
Other specification

- Intermittent extract fans - Kitchens, Utility Rooms, WCs

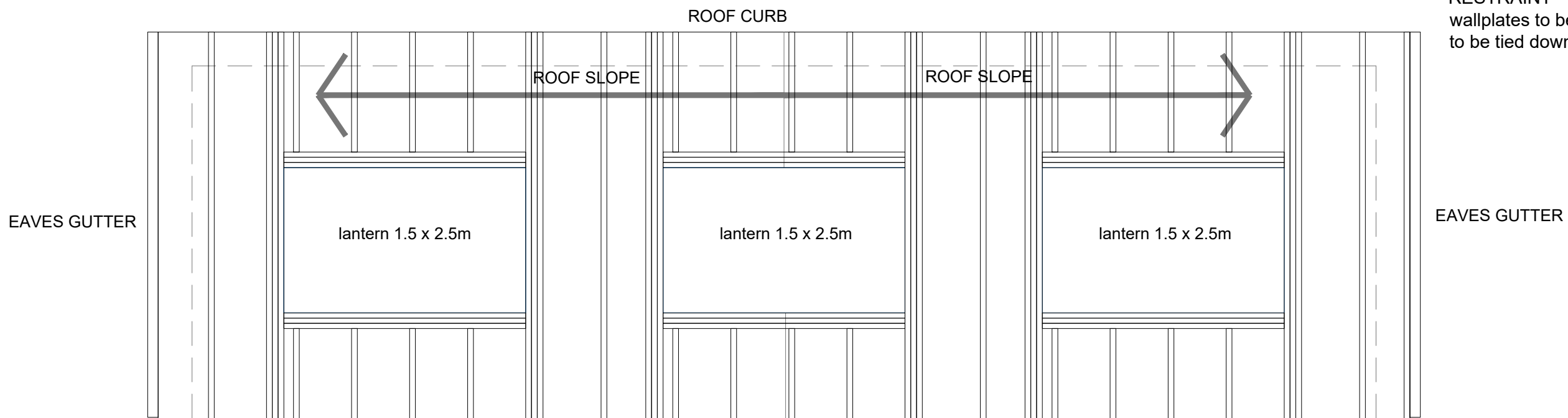
AS PROPOSED



contextual location plan



block plan 1:1250



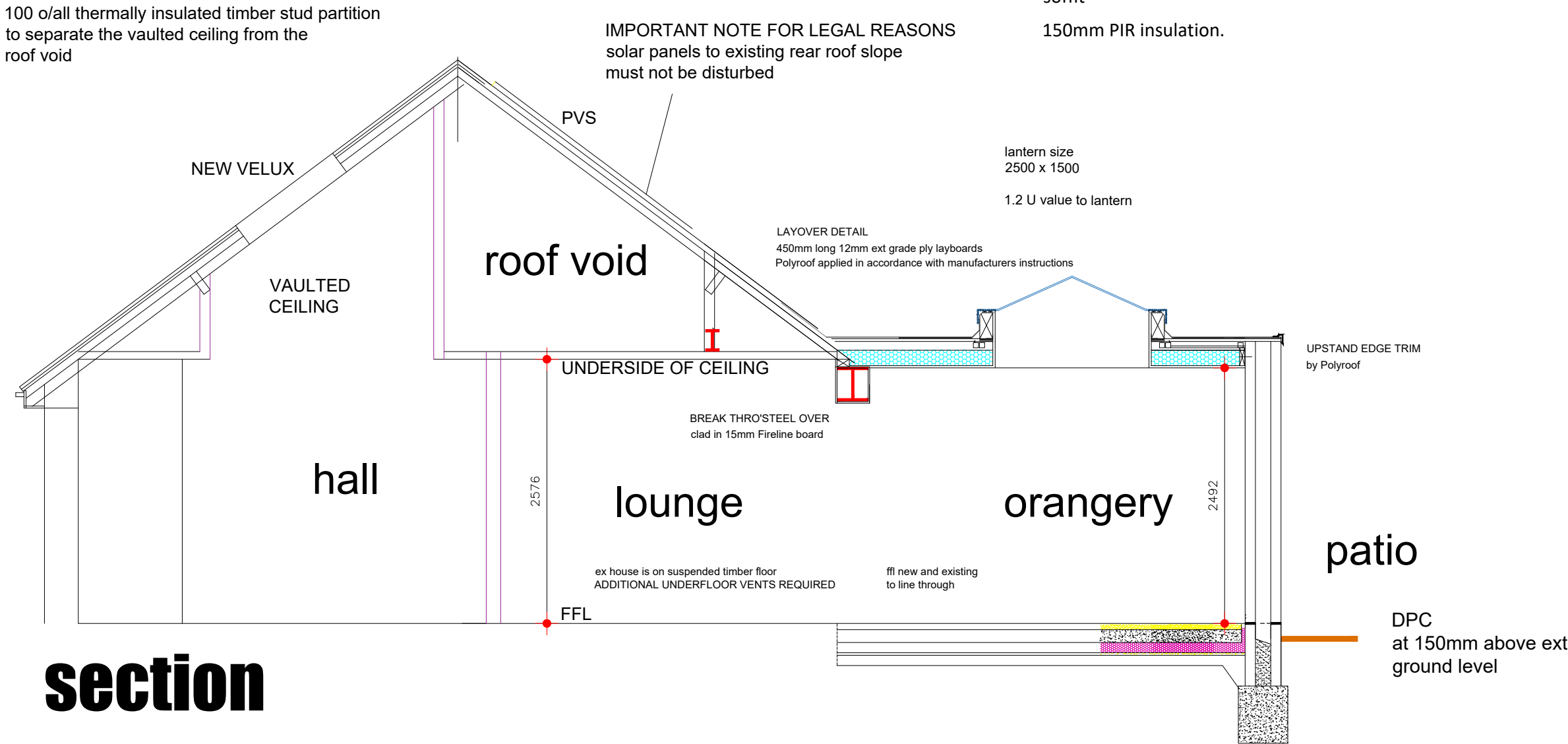
RESTRAINT
wallplates to be tied down at 1.8m ctrs and engineered joists to be tied down with 3 no straps to each gable end

IMPORTANT NOTE FOR LEGAL REASONS solar panels to existing rear roof slope must not be disturbed

orangery roof carcase

ASSUME JOIST CTRS AT 600m however exact layout to be confirmed by joist manufacturer

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section

Radon protection measures to include tray dpcs where barrier crosses cavity.
radon protection measures
1200g visqueen continuous under and round slab edge and lapped with DPC across entire wall including cavity
Approved Doc C Site prep
kingspan K8 cavity board is 50mm with 50mm residual cavity maintained

FOUNDATION
concrete foundation to 1m below fgl or to satisfaction DBS on site
Provide 25 N/mm2 deep mass filled concrete strip foundation. Size 750 x 600mm wide.
Foundation walls built up to and above minimum 150mm of finished ground or paving level;include damp proof course.

Scale 1 to 100 @A3

J MURRAY
4 BROOKSIDE CLOSE, HACKENTHORPE
SHEFFIELD S12 4LE 0114 247 0602

TITLE
rear extension int alts
91 Church St Gawber
BARNSELEY S75 2RL
CLIENT Mr & Mrs D Staniland

plans as proposed

DATE 11/11/22 SCALE 1:100

REGS DRAWING 3 OF 3

DRAWING No.
s/22/03

REVISION | | | | | | | |