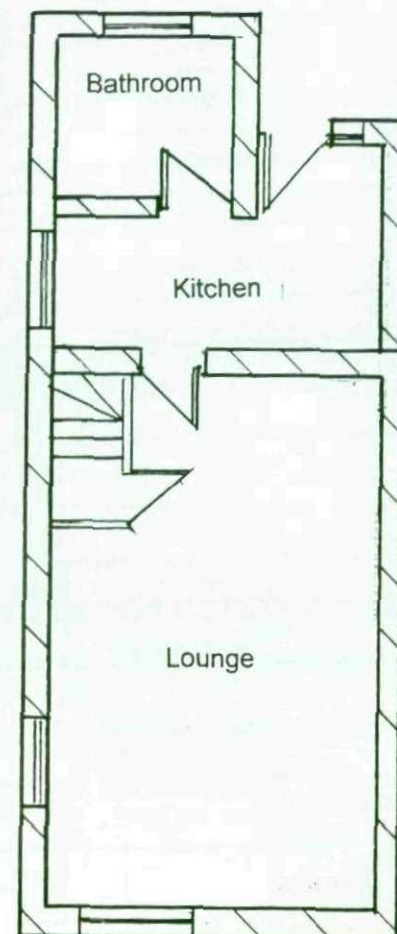
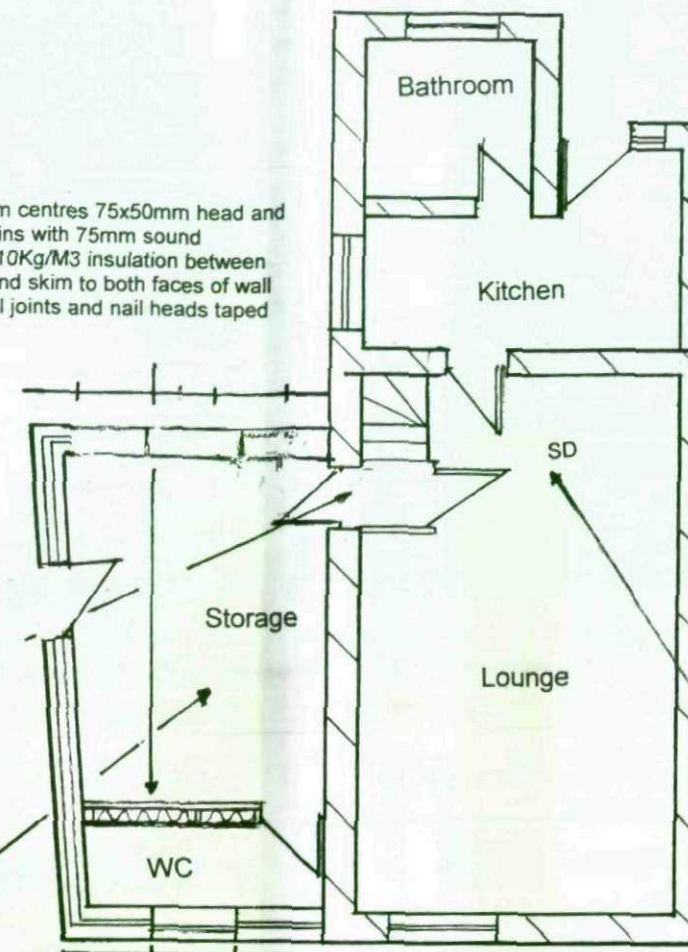


Existing Ground Floor



Proposed Ground Floor



Stud Partition Walls

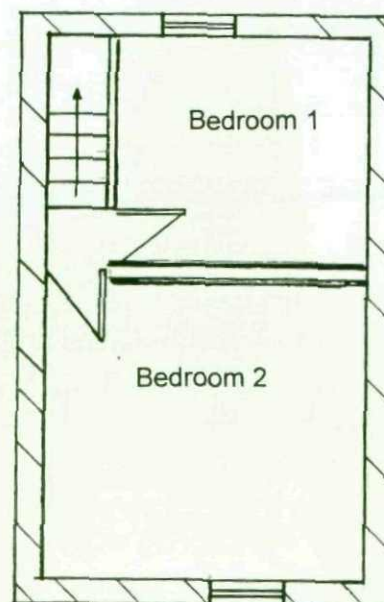
To be 75x50mm studs at 400mm centres 75x50mm head and sole plate with mid span noggins with 75mm sound insulation quilt of min density 10Kg/M3 insulation between studs. 12.5mm plasterboard and skim to both faces of wall with skim finish applied with all joints and nail heads taped over prior to finish

New opening created using 2no Naylor R9 Concrete lintels

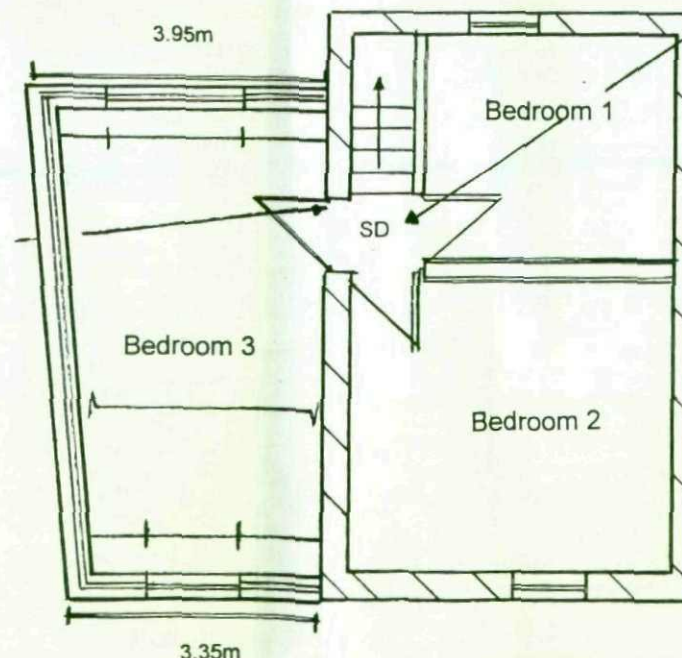
Storage area to be heated and insulation provided to walls etc.

Smoke detection to be on separate circuit

Existing First Floor



Proposed First Floor



New opening created using 2no Naylor R9 Concrete lintels

Rainwater to go to soakaway, subject to percolation test

New radiators to have TRV's and any works to boiler system to be carried out by contractor who is a member of the gas safe registrar

Building Regulation Notes

Foundations

To be C35 Concrete with min dimensions of 600 wide for 300mm cavity wall construction x 225 thick. Generally depth to be min 750mm depth but exact depth to be determined by ground conditions on site and agreed with Local Authority Building Control Surveyor. Care is to be taken when excavating within 1000mm of any structure not to undermine the foundations of that structure. If the excavations are within 1000mm of any adjoining property then the owner of that property must be informed before works commence and his permission in writing required to comply with the The Party Wall Act

Windows/Doors

All window and door frames to be manufactured from timber or UPVC with 24mm min gap to glazed units, glass to have low emissivity coating such as Pilkington K or similar to give Max U value of 1.8W/M2K. All bedrooms at first floor to have at least one fire escape window, clear opening of 750mm by 450mm and be max 1100mm from floor level. Glazing in windows less than 800mm below ground to be toughened. Glazing less than 1500mm below ground in doors to be toughened. All toughened glass to comply with BS 6206: 1981

Lintels

Lintel above windows and door to extension to be Catnic CG90/100 with minimum end bearing of 150mm

Electrical Safety

Electrical installation to be carried out by a person registered with a Competent persons scheme or installed by person registered under a recognised Trade body such as NICIEC, NAPIT etc who will issue certificate as evidence of work complying with A.D Part P.

Fire Safety

Provide mains linked smoke detector installed in accordance with BS 5839-6:2004 to landing at first floor and at bottom of stairs at ground floor in positions indicated on plan and hall with battery backup to confirm to BS 5446 -1 2000. Detector to be ceiling mounted and Min 300mm from walls and light fittings

Ventilation

For rapid ventilation of rooms a window with an opening of 1/20th of floor area is required. Kitchens and utility rooms require an extract fan to be capable of extracting at 60litres/second. Bathrooms and WCs to have a fan capable of extracting at min 15litres/second. All fans to be wired to operate when lights are switched on and must have a 15min overrun after use. All fans must be ducted to outside air. For background ventilation a trickle vent of not less than 8000mm sq is required to habitable rooms and for all other rooms 4000mm sq

Barnsley Metropolitan Borough Council

02 SEP 2009

Corporation

Planning/Building Regulations
26 Pontefract Road
Shafton

Proposed Two Storey Side Extension
Existing/Proposed Floor Plans
Scale 1:100

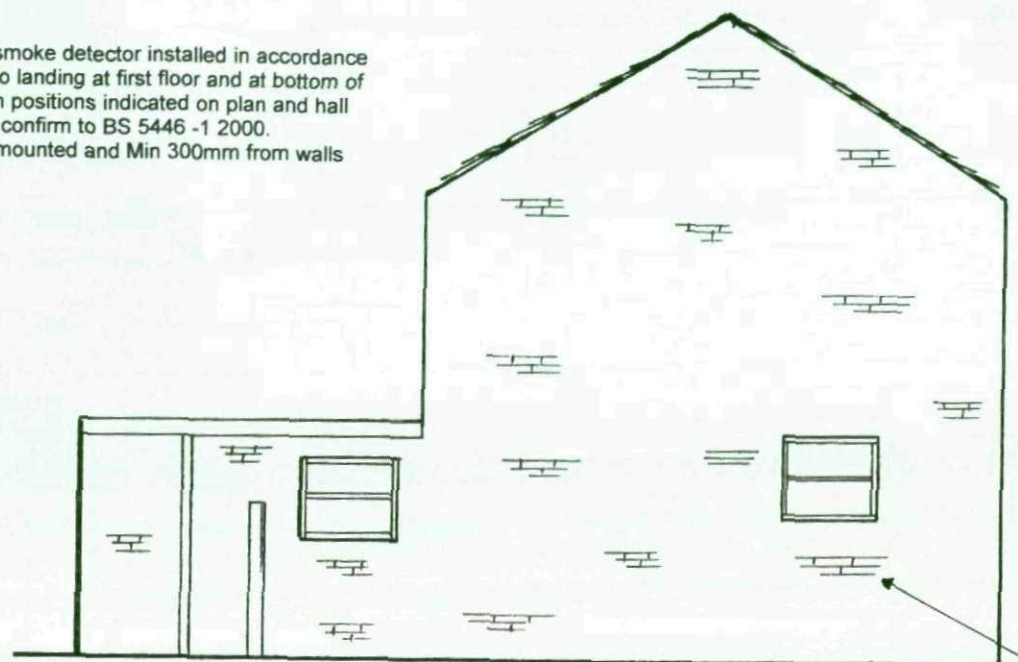
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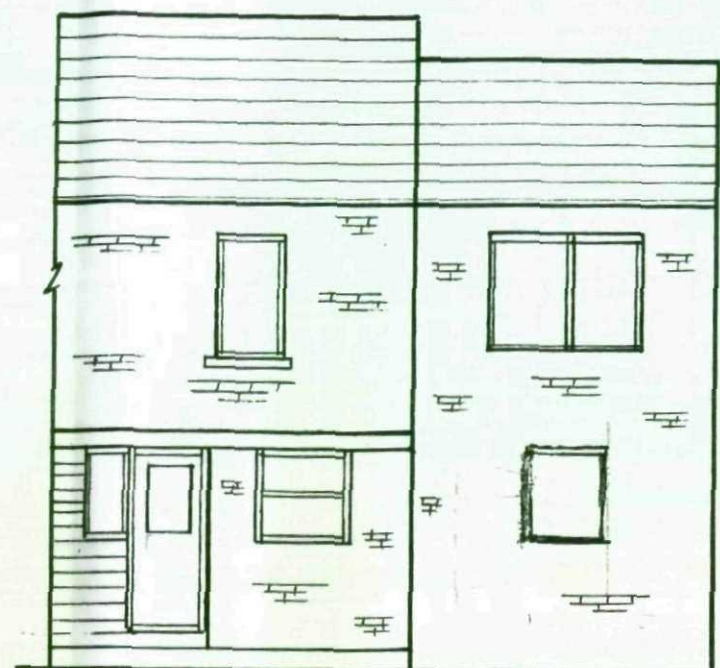
Fire Safety

Provide mains linked smoke detector installed in accordance with BS 5839-6:2004 to landing at first floor and at bottom of stairs at ground floor in positions indicated on plan and hall with battery backup to confirm to BS 5446 -1 2000. Detector to be ceiling mounted and Min 300mm from walls and light fittings

Existing Side Elevation



Proposed Front Elevation



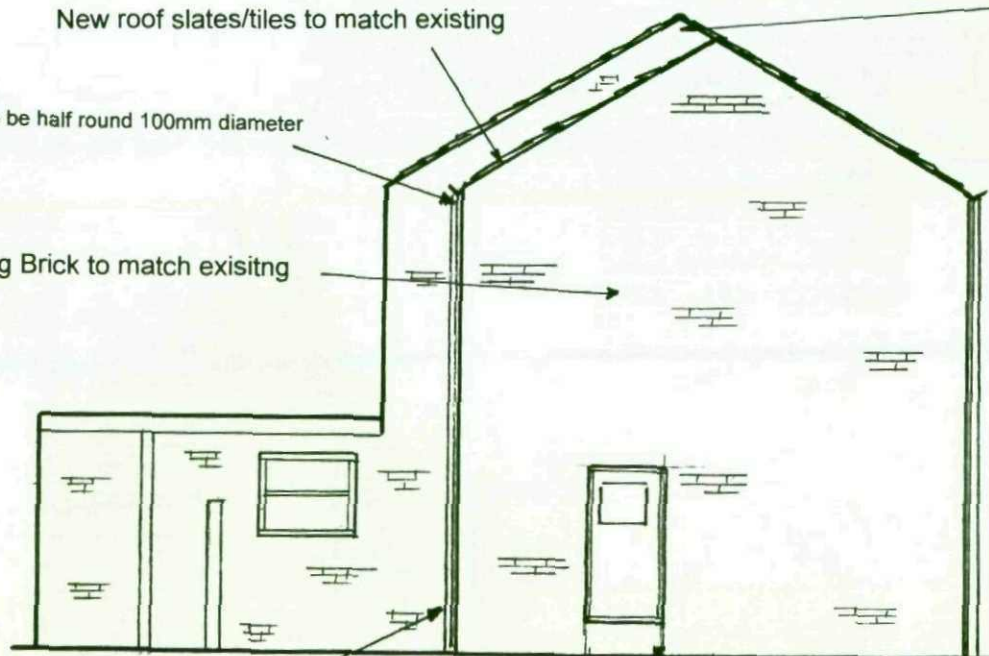
New windows to be white UPVc to match existing

New roof slates/tiles to match existing

Existing Slate roof

Rainwater gutter to be half round 100mm diameter

Facing Brick to match existing

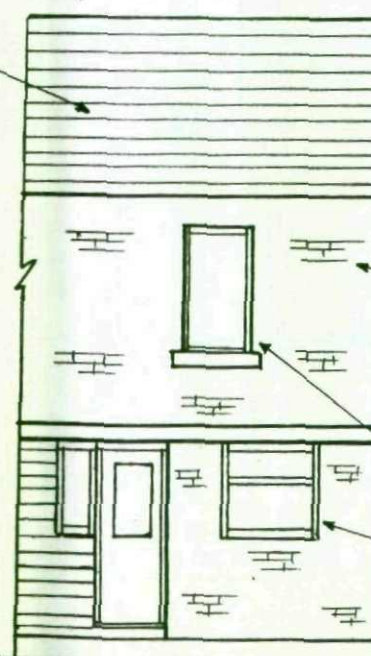


Rainwater pipe to be 100mm diameter

1.0m

Less than 0.6m Part K not applicable

Proposed Side Elevation



Existing Facing Brick

Existing white UPVc Windows

Existing Front Elevation

Building Regulations Notes

Foundations

To be C35 Concrete with min dimensions of 600 wide for 300mm cavity wall construction x 225 thick. Generally depth to be min 750mm depth but exact depth to be determined by ground conditions on site and agreed with Local Authority Building Control Surveyor. Care is to be taken when excavating within 1000mm of any structure not to undermine the foundations of that structure. If the excavations are within 1000mm of any adjoining property then the owner of that property must be informed before works commence and his permission in writing required to comply with the The Party Wall Act

Walls

Wall construction below ground to be 2 leaves of 7 N/mm² concrete blocks with 100mm cavity with lean mix concrete between. Wall above ground to be 100mm Thermalite turbo lightweight block to inner leaf, 100mm cavity with 50mm Kingspan insulation, 100mm facing brick. Wall ties to be vertical twist or double triangle at 750 centres horizontally 450 centres vertically. Provide wall ties at each block course at all window and door openings, ties to be minimum 225mm from opening area. Bonding of new walling with existing to be provided by toothing out to retain cavity or by Starter tie system. Damp proof course to be provided horizontally at min 150mm from external ground level and inner leaf dpc lapped into dpm. Insulated dpc or Thermabate cavity closing system or similar to be used at all window and door openings.

Solid Ground Floor

To be one layer of well compacted sulphate free hardcore with sand blinding laid over. 1200 gauge dpm laid on blinding and lapped into dpc on inner skin. 125mm Kingspan insulation with 100mm concrete on top and screed to finish

First Floor

Joists to be 170x50mm at 400mm centres built into new walls with 100mm sound insulation quilt of density 10kg/m³ between. Provide restraint to new floor using 30x5 galvanised straps carried over three joists at 1.8m centres. Provide one row of strutting at mid span to joists strutting to be min 38mm thick. Floor decking to be 25mm tongue and groove floor boards

Thermal Insulation

Wall insulation - Kingspan TW50

Floor Insulation - Kingspan 125mm or 70mm and 50mm

Roof insulation - 300mm Rockwool

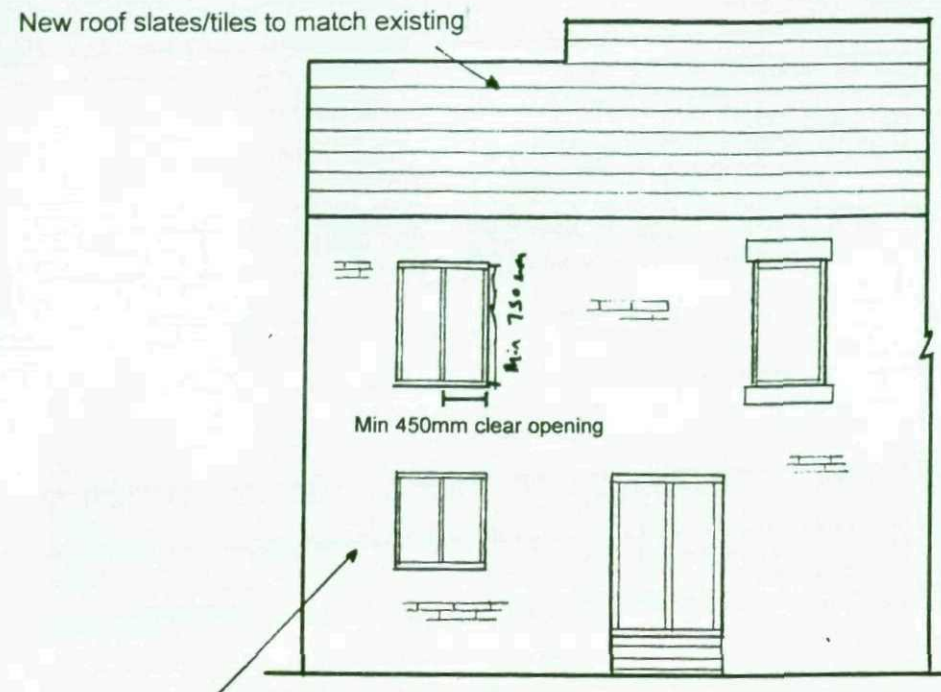
Sound Insulation

Provide 100mm of sound insulation quilt with a min density of 10kg/m³

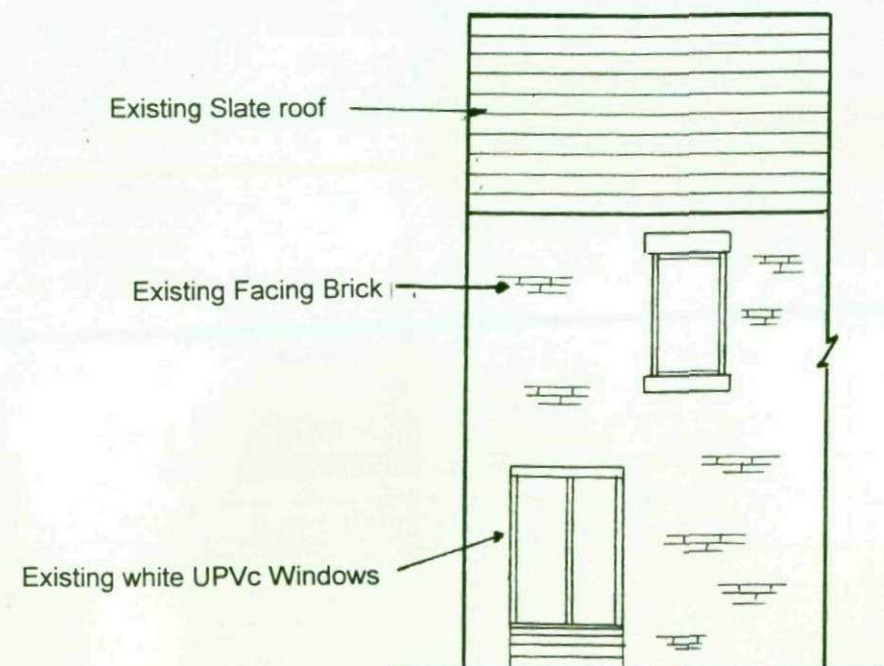
Planning/Building Regulations
26 Pontefract Road
Shafton

Proposed Two Storey Side Extension
Existing/Proposed Front/Side Elevations
Scale 1:100

Proposed Rear Elevation



Existing Rear Elevation



Windows/Doors

All window and door frames to be manufactured from timber or UPVc with 24mm min gap to glazed units, glass to have low emissivity coating such as Pilkington K or similar to give Max U value of 1.8W/M2K. All bedrooms at first floor to have at least one fire escape window, clear opening of 750mm by 450mm and be max 1100mm from floor level. Glazing in windows less than 800mm below ground to be toughened. Glazing less than 1500mm below ground in doors to be toughened. All toughened glass to comply with BS 6206: 1981

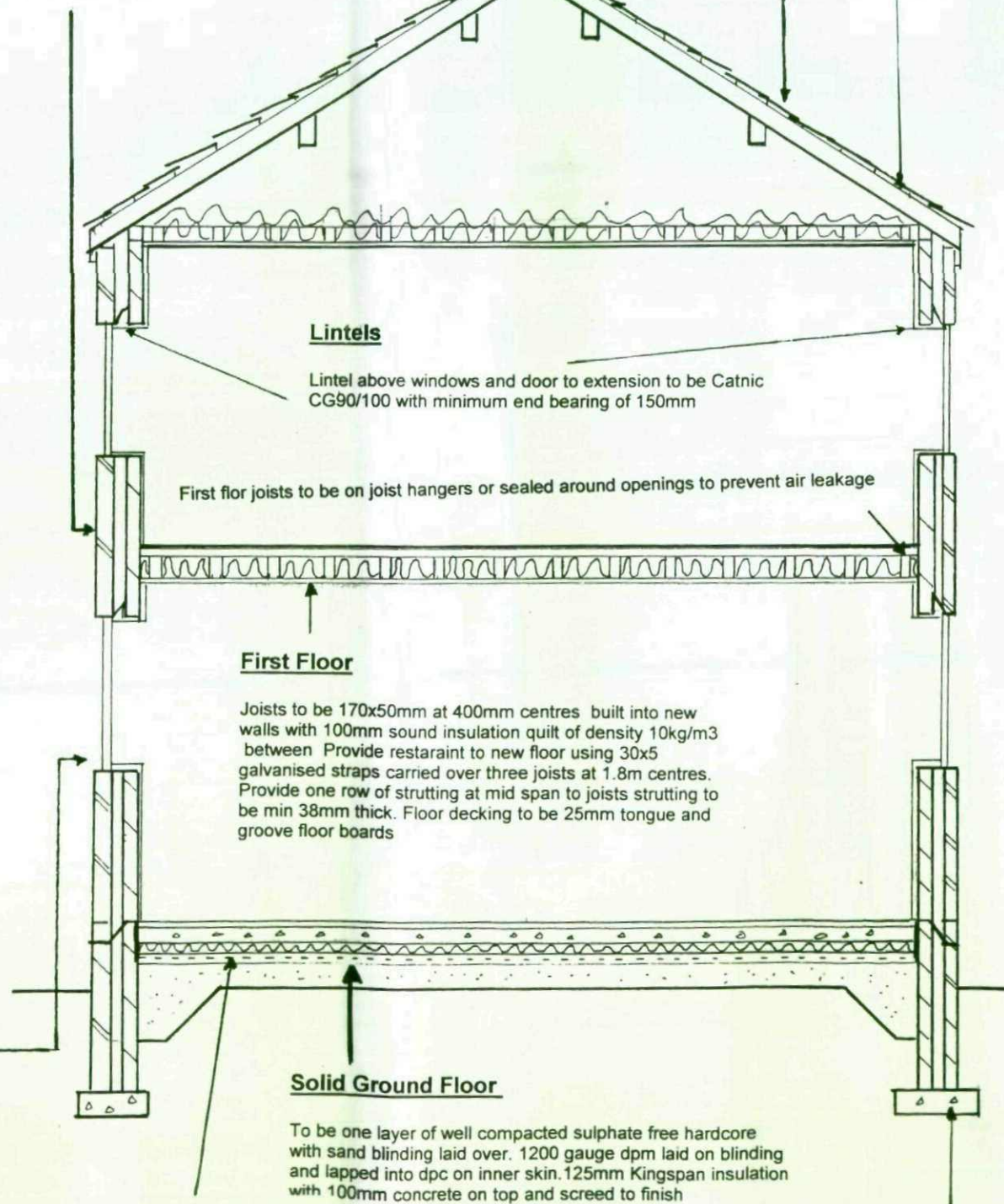
Walls

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Roof

Tiles/Slates to match existing onto 38x25 battenson top of Tyvek Supro roofing felt on top of 150x47 C16 Rafters at 400mm centres birdsmouthed over and spiked to 100x50mm wall plate strapped to wall with 30x5 galvanised mild steel wall ties at min 1.8m centres. Purlins to be C24 225x63mm. Ceiling joist to be 170x47mm C24 at 400mm centres with one row of strutting between. Lateral restraint to be provided to rafters using 30x5 galvanised mild steel straps at min 1.8m centres and carried over min 3 no rafters.

Roof felt to be draped in accordance with manufacturers recommendations



1200 gauge visqueen under slab and taken up inner leaf of wall and lapped into outer leaf to form cavity tray to form radon barrier

Foundations taken a minimum 0.9m into clay

Building Regulation Notes

Foundations

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Roof Junction with Existing Walls

Provide Code 5 lead flashing built into external wall with flexible dpc cavity tray

Internal Drainage

W.C.s to have min 100mm dia outlet with 50mm deep seal traps. Sinks Baths and Showers to have min 40mm outlet pipework with 75mm deep seal traps. Wash hand basins to have 32mm min dia outlet pipework with 75mm deep seal traps

External Drainage

Drains passing within 1000mm of buildings or roads to be encased in pea gravel 150mm thick and if drain passes under a load bearing wall then the drain must be lintelled over to satisfaction of Local Authority Building Control Surveyor. All new drains are to be min 100mm dia epsleve or Hepseal with flexible joints and fittings laid to a fall of 1:40. All inspection chambers and rodding eyes to be plastic to British Standard 7158

Solid Ground Floor

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Shafton

Proposed Two Storey Side Extension
Existing/Proposed Rear Elevations
Section
Scale 1:100/1:50