

FOUNDATIONS Existing foundations to be exposed prior to overall commencement of works to determine suitability of additional loading (first floor extension) Foundations for proposed cavity walls to be 600mm. wide x 200mm. deep concrete strip foundations. Depth to be determined on site once ground conditions are exposed, it is assumed that all new foundations will be at the same depth at the existing building foundation level. Mesh reinforcement may be required (dependant upon ground conditions when exposed) Any foundation steps should not exceed the thickness of the foundation, length of lap should be twice the thickness of the foundation (300mm) All foundations to the entire satisfaction of the Building Control Body. SUBSTRUCTURE All brickwork / blockwork to be Class A below ground level. Cavity to external min. 225mm below DPC level and filled with lean mix concrete. DAMP PROOF COURSES, MEMBRANES AND CAVITY TRAYS DPC to be minimum. 150mm. above ground level adjoining building. 1200 gauge Visqueen to form damp proof membrane. Lapped up against existing building and lapped up and into horizontal DPC. Include for cavity trays over existing walls where building over. Include for integrating a cavity tray within existing wall where proposed extension roof abuts, lead apron/stapped flashing below. Dependant upon location and proximity to land fill gas site a gas barrier and/or a radon barrier may be required. GROUND FLOOR CONSTRUCTION Garage Slab - 150mm. thick reinforced concrete floor slab, 1 No. layer A193 mesh reinforcement placed 50mm from top face, min. 50mm concrete cover. Slab to be laid over, 1200-gauge visqueen DPM, well lapped at joints and into horizontal DPC over 50mm. sand blinding, over, 150mm min. thick well rolled and compacted sulphate free hardcore. Include for a smooth finish slight fall towards garage door. Garage Conversion - Proposed floor to line through level with existing kitchen (all to be site verified prior to commencement - min 85mm Kingspan 'K3 Floorboard' (or similar approved) thermal insulation to proposed raised floor (include for perimeter insulation), existing slab to be levelled min 150mm screed (insulation or screed to be increased to ensure proposed floor lines through level Insulation to be positioned below screed and slab All internal ground floors to line through level - garage slab min 150mm below house floor level EXTERNAL CAVITY WALLS Proposed external walls to be built in traditional cavity wall construction. NOTE existing garage wall to be site verified - 50mm clear cavity to be maintained in case of insufficient wall width then insulation to be placed internally Existing external garage walls to be dry lined with 50mm longspan insulation. Cavity wall construction to be 150mm natural stone to match existing 50mm. clear cavity 50mm. Kingspan Thermawall TW50 retained against inner leaf of 100mm 7newton block work with cavity tie discs 12.5mm. dryline and skim finish. Cavity tray to be incorporate where building over existing walls A saw cut is to be made where the new cavity abuts the existing masonry, this cut should protrude into the existing cavity, and a vertical DPC should then be inserted. All door jams, window sill and jams to be insulated between inner and outer skins to provide a thermal break using 20mm thick Rockwool "Rockclose" insulated damp proof course, alternatively reveals to be 'foamed' up behind a vertical DPC The stainless steel wall ties are to be double triangle tie AC-02 by Ancon Clark (Sheffield) Limited, to BS 1243 and of sufficient length to suit the width of the cavity Ties shall be placed horizontally at 750mm. centres for masonry cavity width of 76mm. to 100mm, vertically at 450mm centres and staggered, and half this distance at quoins and jams Where new masonry wall construction meets existing masonry and bonding is not possible, drill plug and fix Catnic stainless steel 'stronghold' wall connectors. Ties every 450mm max. vertical ctrs Catnic stainless steel fixings to be used Wall connectors to both leaf, both ends in cavity wall construction and both ends of single leaf Any abutments of new masonry and existing to be masked by a rainwater pipe wherever possible Expansion joint to be formed with de-bonding ties at mid span of proposed side wall. Note existing gable wall where covered by proposed extension can be removed (with support to remaining masonry above) if desired to re-use existing stone.	FIRST FLOOR CONSTRUCTION 50 x 150mm C16 floor joists at 600mm. ctrs supported off 50 X 50mm timber bolted to existing wall or pocketed in where abutting existing walls Joists where abutting new masonry to be built in and neatly sealed round to prevent air leakage. Include 10 kg/m3 sound insulation between floor joists. 12.5mm. plasterboard and skim to underside to provide 30mins fire protection. INTERNAL WALLS 75 x 50mm s/w studs at 600mm ctrs, 12.5mm plasterboard and skim. Stoother walls to bathroom/en-suites to have 1000 gauge vapour barrier well lapped and taped at joint to continue over ceiling plasterboard to bath side only, or alternative foil back (duplex) plasterboard to be used. Incorporate 10 kg/m3 sound insulating quilt to proposed internal stud walls. SOUND INSULATION Upper floor to have a timber or wood based board 15kg/m2 mass per unit area required, single layer of plasterboard (10kg/m2) with normal fixings with 100mm mineral wool laid in void 10kg/m2 mass New stoother walls to have 10kg/m3 Rockwool sound insulating quilt packed between studs. DRAINAGE Existing system to be site verified. Lay 100mm dia super sleeve below ground drainage quality pipework. 1:40 fall and surround in 1" gravel. Drains passing under building to be encased in concrete and bridged over with concrete lintels when passing through load bearing walls. New pre-formed IC's / MH's to have medium duty covers. Drains to be protected under vehicular access Surface water to be connected into existing system - soakaway impracticable due to lie of land. New SVP to rear corner to drain proposed en-suite - it is proposed to hav a slow radius bend (fully roddable) with a drain that connects into the existing manhole to the front drive area. SVP to extend 900mm above any opening within 3000mm with PVC balloon cage to top All new below ground drainage pipework to fall 1:40 min. gradient for foul water and 1:60 min. gradient for surface water Ground floor kitchen sink/ utility sink to have a 40mm dia. PVC waste with a 75mm (38mm Min.) anti-siphon seal bottle trap. Shower tray to have a 40mm dia. PVC waste with a min 75mm anti-siphon seal bottle trap discharging to new external soil pipe Wash hand basin to have 32mm. dia. P.V.C. waste with a 75mm anti-siphon seal bottle trap discharging to new external stack. W/C. pan to have min. 50mm dia. water seal with a 100mm dia. PVC waste discharging into new svp All drainage to connect into existing system. Rodddable gullies to be used for surface water. All below ground drainage to be 100mm dia Upvc. All new drainage to the entire satisfaction of the L. A Building Control Inspector RAIN WATER GOODS Include for rain water goods (gutters & down pipes) to serve proposed extension & alterations. Styles to match existing and to connect into existing to be compatible, include for all necessary sockets, pipe clips, back plates, bends, fixings, soffites, offset bends, leaf guards, shoes, etc. Include for all necessary stop ends, straps, seals, fascia brackets, outlets, angles, unions, fixings, etc. All in black to match proposed gutters. Ensure all rainwater pipes, gutter, etc are all sited on applicants property All new surface water drainage to be connected into existing system and tested upon completion, all areas affected to be reinstated and made good on completion. STRUCTURAL DESIGN Proposed plans to be read in conjunction with engineers design, calculations and details th Proposed steel beams to be engineer designed and calculated All structurally supporting steelwork (apart from roof) to be fire protected to provide 30 minutes fire protection. VENTILATION Mechanical ventilation to be provided to following Kitchen at a rate of 30 litres/second adjacent to hob or 60 litres/second elsewhere, kitchen extractor to be ducted to external air, non-recycling En-suite 15 litres/second All mechanical extracts to be ducted to discharge to external air. Mechanical extraction fan controls to be either manual on pull cord or automatic timer controlled to light switch, with timer set to run for min. of 15 minutes after use of room (Also see electrica note r.e certification) Wet rooms to be provided with 2500mm2 background ventilation. All other newly created habitable rooms to be provided with 5000mm2 background ventilation - background ventilation to be provided via trickle vents or night locking window catches	ROOF STRUCTURE All rafters to be 150 x 50 C16 at 600mm ctrs Ceiling joists (to rear roof over master bedroom, changing and ensuite) to be 100 x 50mm Ridge board to above roof 200 x 38mm Ridge purlin (over proposed bedroom 4) to be 225 x 75mm C16 Bed 50mm. Deep x 100mm. Wide s/w wallplates on 10mm sand and cement. S/W wall plate to have vertical restraint straps 600mm. Long 2.5mm. Thick x 30mm wide with 1 no 100mm Bend. Strapped to blockwork and turned over the wallplate, fixed to the wall with min. 3 no. Screws. Breather membrane (proctors or similar approved) to all areas of roofing, membrane to be lapped 50mm. into gutters. Include for all necessary tilt fillets, etc. Laps to suit roof pitches all as defined in manufacturers literature. Supply and fix tannalised timber slate laths - gauge to suit roof pitch, length & tiles. Laths fixed to each and every rafter with non-ferrous nails. Fix tiles (to match existing) to new battens using non-ferrous nails. Include for all necessary additional slates. Refer to engineers details for fixing details and sizes of structural roof steelwork. Include for UB within proposed master bedroom (to support rear wall plate). Restraint straps at max. 2.0m ctrs to ceiling and rafters, fixed over 3 no. Members. 1 no Bend, 5 thick x 30mm wide galvanised steel straps with solid S/W noggins and packing pieces. Straps to be fixed under rafter and over ceiling members. Turned down straps to reach an uncut block. Valley construction to be formed using Code 4 lead lining and supported by 10mm thick exterior quality ply (WBP) with adjacent tiling neatly cut leaving a clear channel of approximately 125mm length of lead sheet should not exceed 1.5m and must be lapped by 150mm lead to run up sides by at least 150mm high and form a welt each side. Alternatively glass fibre valley formed on site in one section. Include for sun pipe to existing landing area - as indicated on plan. 12.5mm plasterboard and skim finish to U/S of rafters/ceiling joists. Rafters to be doubled up adjacent to proposed rooflights ROOF INSULATION & VENTILATION Pitched ceiling areas - 50mm clear air space between underside of membrane and 100mm. thick kingspan insulation board (friction fitted between rafters. 25mm. thick kingspan bonded on 12.5mm plasterboard to the underside with a skim finish Flat ceiling areas - two layers of 150mm mineral wool insulation quilt laid between proposed ceiling joists with layer over running perpendicular Roof structure to be ventilated via breather membrane Ensure insulation does not block ventilation path. LEADWORK Include for all lead flashing to roof areas as shown on the drawings (abutments with walls, valleys, chimneys, dormers, etc). All to BS 1178 (1982) milled head sheet of Code 4 for flashings, well dressed and min. 150mm. high, all in accordance with Lead Sheet Association recommendations, all cavity trays to be of type as manufactured by 'Cavity Trays Limited, Yeovil' or similar approved, all installed in accordance with the manufacturer's recommendations. U-VALUES Thermal elements (Walls, Roof, floors, windows + doors) specified to comply with the following U-Values Walls - 0.28 W/m2K Floors - 0.22W/m2K. Pitched Roof (pitched ceiling) - 0.18W/m2K. Pitched Roof (flat ceiling) - 0.16W/m2K. Flat Roof - 0.18W/m2K Windows/roof lights - 1.8W/m2K. Doors - 1.8W/m2K	ELECTRICAL WORKS All electrical work to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so Prior to completion, the council should be satisfied that part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. All electrical sockets are to be protected by an RCD, either by a.Protecting the consumer unit b.The circuit c.The socket (not the plug) Cables to be min 50mm. deep. Dwelling to be provided with 2 No. mains operated self-contained smoke/heat alarms (ground floor entrance hall & first floor landing / location on plan noted on plan as SD). to BS 5448. Part 1. Mains units with secondary power supply They should be permanently wired to a separately fused circuit at the distribution board, and may operate at a lower voltage via. a mains transformer. Wiring must be in accordance with I.E.E. Regulations but need have no special fire surviving properties Alarm to be interconnected in accordance with manufacturers instruction. When smoke alarm is fixed to ceiling it should be located min. 300mm. from any wall or light fitting. A central position is preferable, e.g. on landing. Units designed for wall mounting should be fixed 150 - 300mm. below ceiling For ease of maintenance, smoke alarms should not be fitted over staircases. Internal light fittings must include a number of fittings, which will only allow low energy bulbs to be used. As follows; Rooms created No. of low energy fittings 1-3 1 DOORS AND WINDOWS All new doors, as indicated on plan to be 762 x 1981mm (26" x 6'6") doors. Include for all associated linings frames and ironmongery. Door between the utility and kitchen to be a 30minute fire door fitted with a self-closing device and smoke seals to the frame rebates External doors to proposed sun lounge to be powder coated, thermally broken aluminium bi-fold glazed doors All proposed wndows to be to match existing (material, finish, type and style) and to the clients satisfaction. All glazing to be double-glazed sealed units, trickle ventilators in frames to allow for background ventilation as described elsewhere with Include for 22mm. Hermetically sealed double glazed units, manufactured to BS 5713. 1994 glazing to BS 6282:1982 and BS 8000 part 7: 1980 and to conform with BS 5368 Part 1, 2 and 3 and BS 6735 Part 1 air permeability test. All dimensions given are approximate and are to be checked on site by contractor prior to commencement All windows to first floor habitable rooms (master bedroom nad bedroom 4) to incorporate means of escape openers, Min 450mm wide and high with 0.33m2 clear unobstructed opening area. Maximum sill height of 1100mm above finished floor level All window and door styles, types and finishes to be determined by client. GLAZING Any glazing within critical areas (within 800mm. of finished floor level and glazing in doors within 300mm. of either side of door and within 1500mm. height above finished floor level to be glazed in safety glass to comply with Part N of the current Building Regulations. Glazed in toughened laminated glass
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APPLICANT: -

Mr & Mrs BEN WATSON.

PROJECT: -
PROPOSED EXTENSIONS TO FRONT OF GARAGE,
FIRST FLOOR EXTENSION OVER GARAGE AND
PARTIAL CONVERSION OF EXISTING GARAGE.

LOCATION: -

9 HALL FARM GROVE, HOYLANDSWAINE,
SHEFFIELD, SOUTH YORKSHIRE, S36 7LJ.

AMENDMENTS: -

DRAWING TITLE: -
BUILDERS / BUILDING REGULATION NOTES

SCALE: -

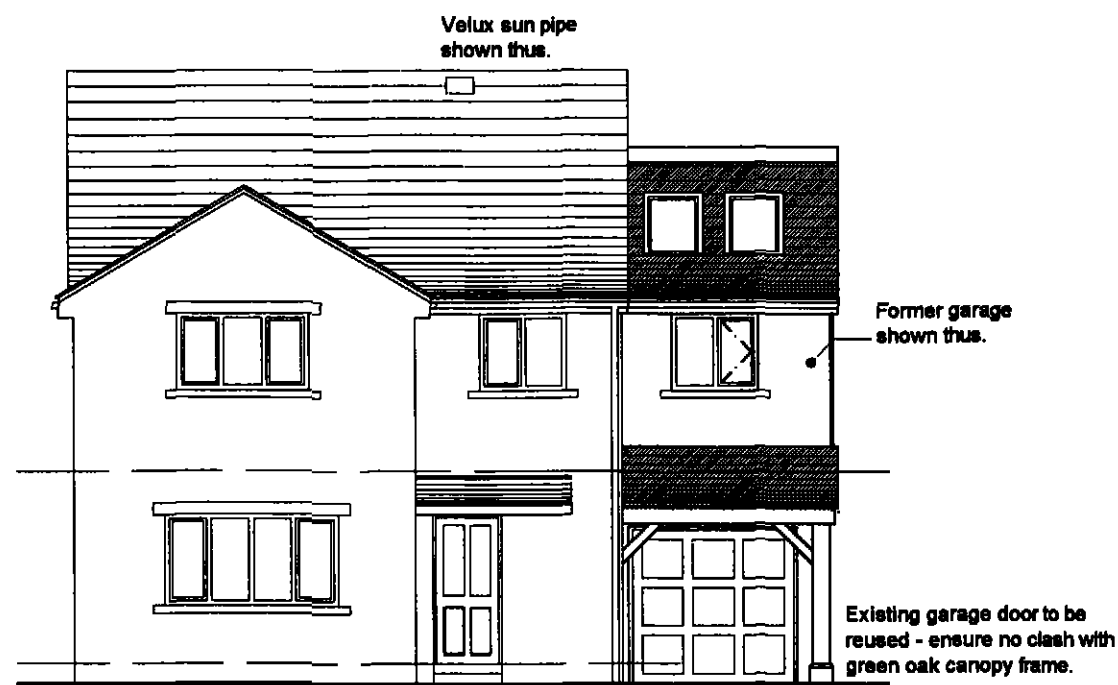
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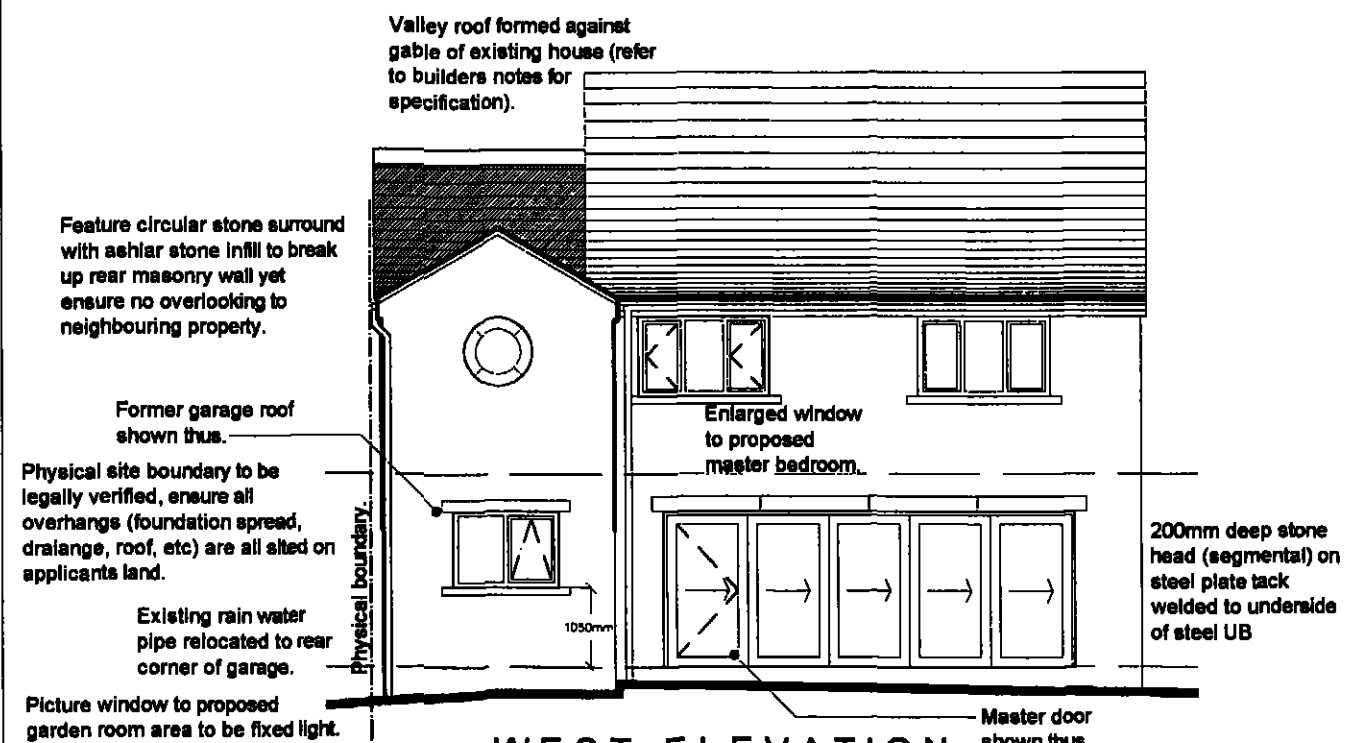
Aug 2012

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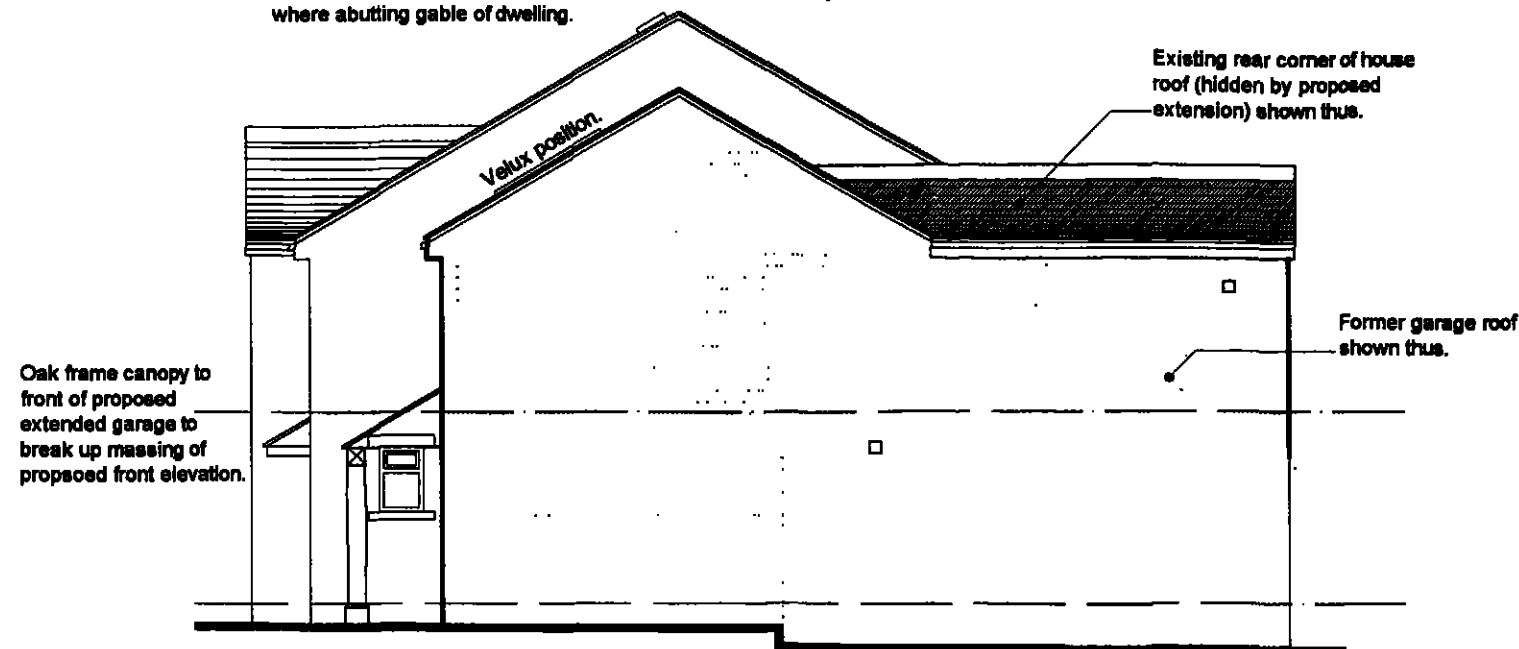


EAST ELEVATION
(front)

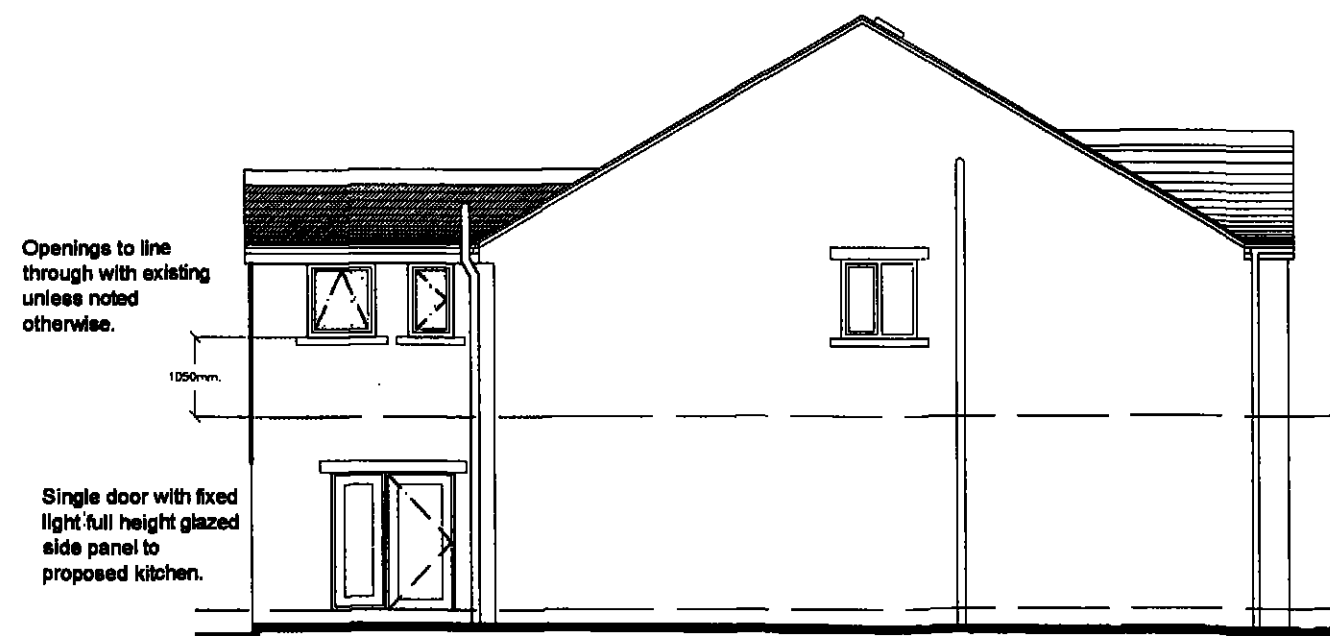


WEST ELEVATION
(rear)

Pitched roof to all of first floor extension, ridge line to be in line with dwelling ridge yet set at a lower level (to follow street levels & ensure existing dwelling remains the dominant aspect). Gabled roof formed to rear of first floor extension with a valley where abutting gable of dwelling.



NORTH ELEVATION
(side)



SOUTH ELEVATION
(side)

APPLICANT: -

Mr & Mrs BEN WATSON.

AMENDMENTS: -

July 12 A Layout amendments

PROJECT: -
PROPOSED EXTENSIONS TO FRONT OF GARAGE,
FIRST FLOOR EXTENSION OVER GARAGE AND
PARTIAL CONVERSION OF EXISTING GARAGE.

DRAWING TITLE: -
PROPOSED ELEVATIONS

LOCATION: -

**9 HALL FARM GROVE, HOYLANDSWAINE,
SHEFFIELD, SOUTH YORKSHIRE, S36 7LJ.**

SCALE: -

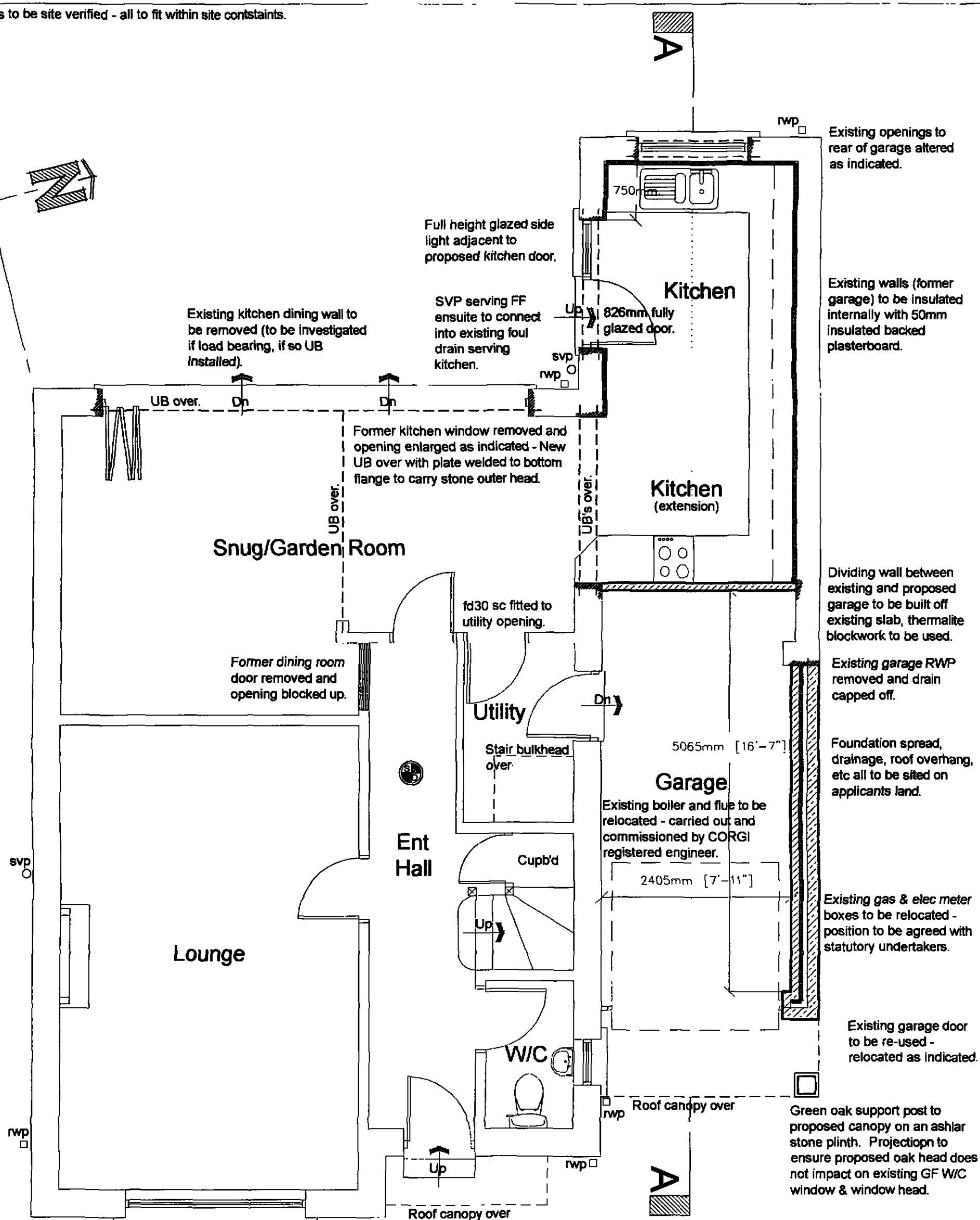
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DATE: -

July 2012

DWG REFERENCE: -

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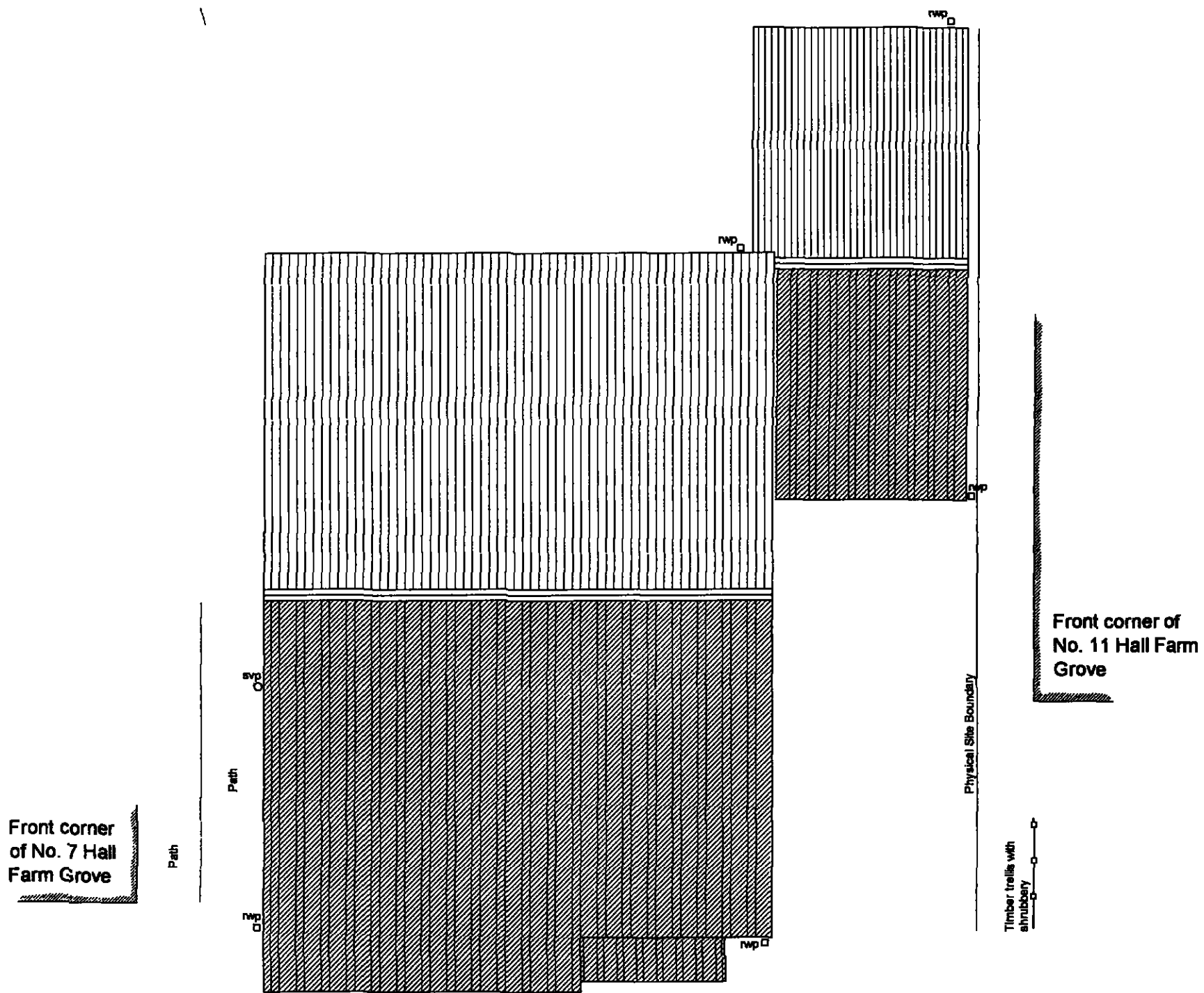
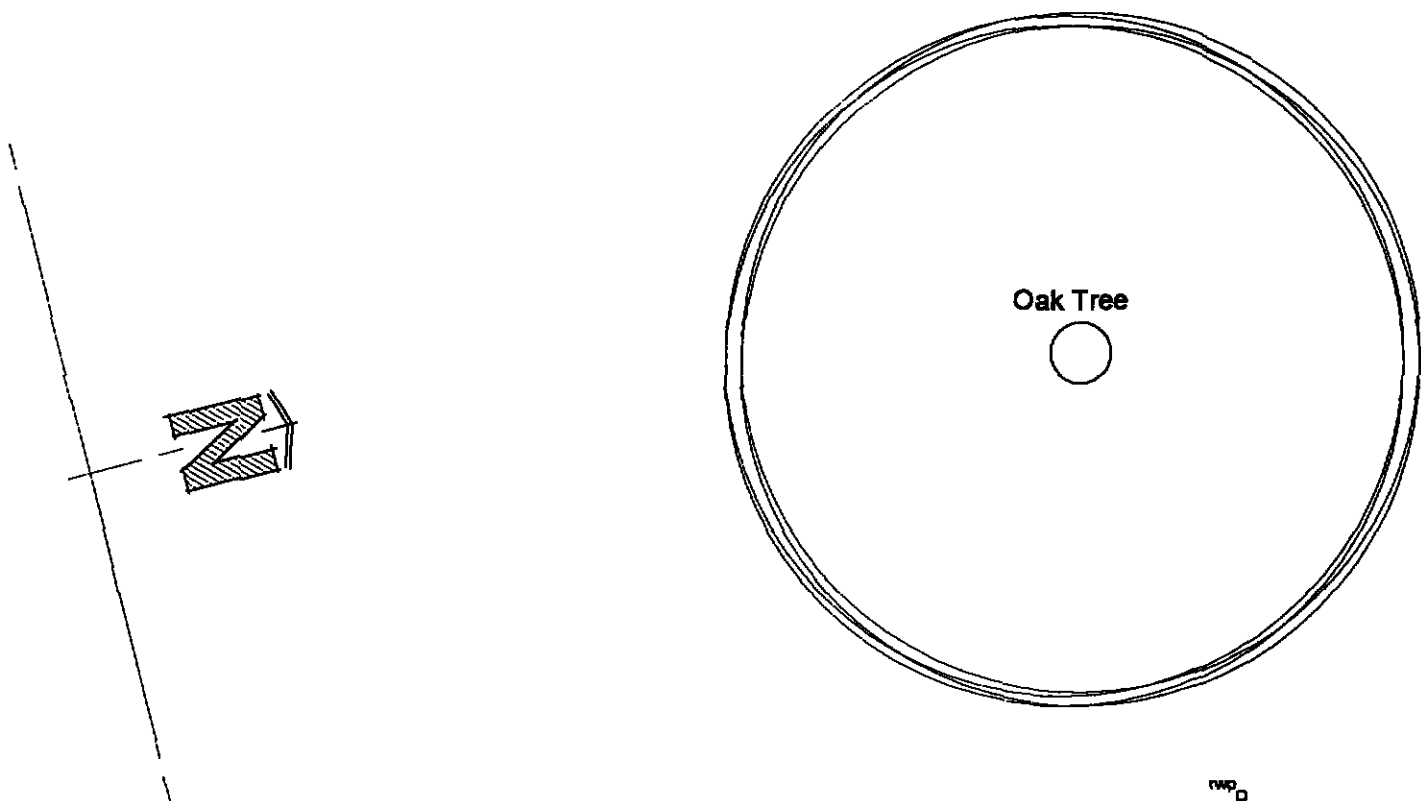


July 12	A	Layout amendments
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Mr & Mrs BEN WATSON.

PROPOSED GROUND FLOOR PLAN

07a



ROOF PLAN

AMENDMENTS: -		

APPLICANT: -
Mr & Mrs BEN WATSON.

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PROPOSED EXTENSIONS TO FRONT OF GARAGE,
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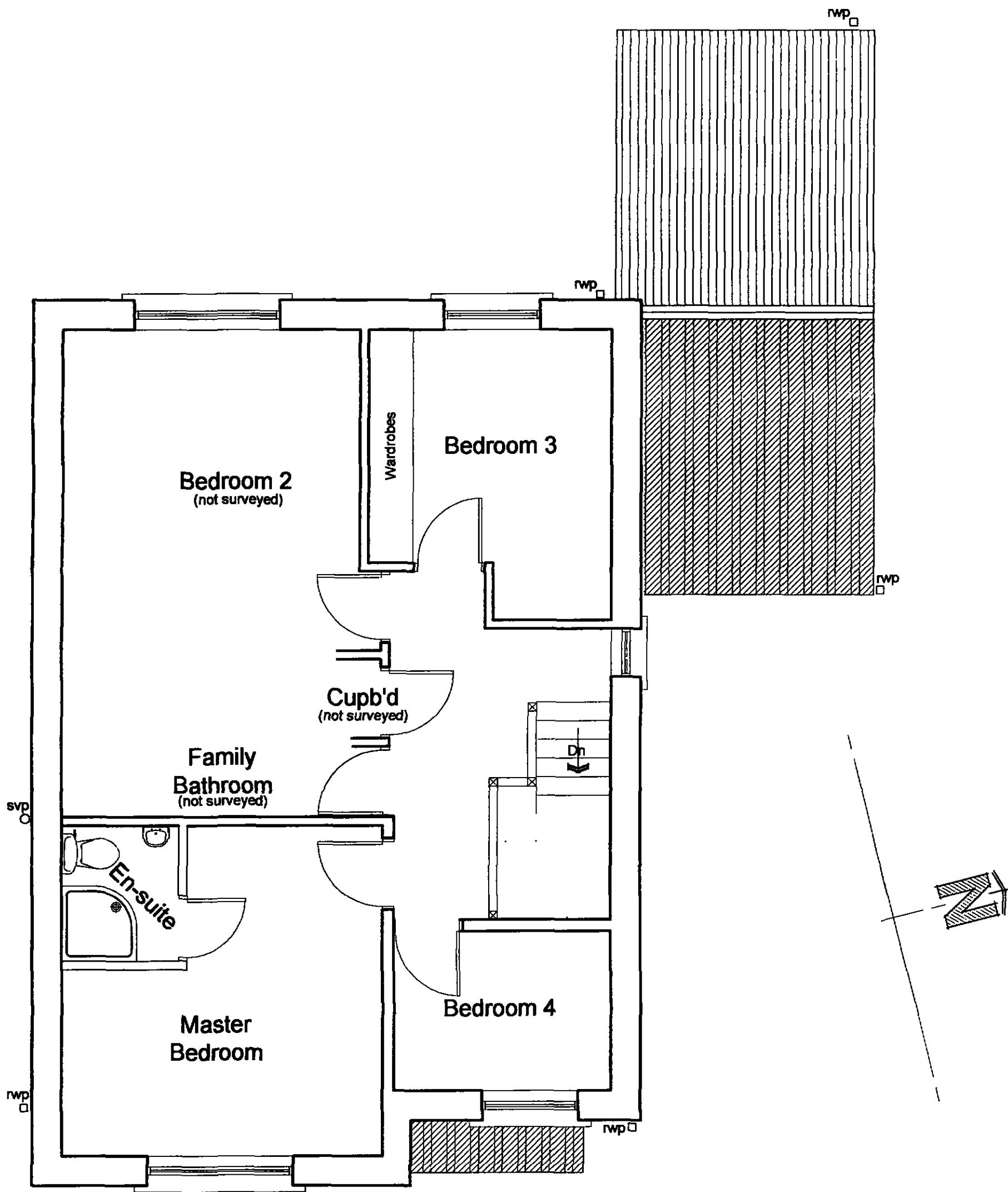
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EXISTING ROOF PLAN

LOCATION: -
**9 HALL FARM GROVE, HOYLANDSWAINE,
SHEFFIELD, SOUTH YORKSHIRE, S36 7LJ.**

SCALE: -
1:75

DATE: -
July 2012

DWG REFERENCE: -
06



FIRST FLOOR PLAN

AMENDMENTS: -		

APPLICANT: -
Mr & Mrs BEN WATSON.

PROJECT: -
PROPOSED EXTENSIONS TO FRONT OF GARAGE,
FIRST FLOOR EXTENSION OVER GARAGE AND
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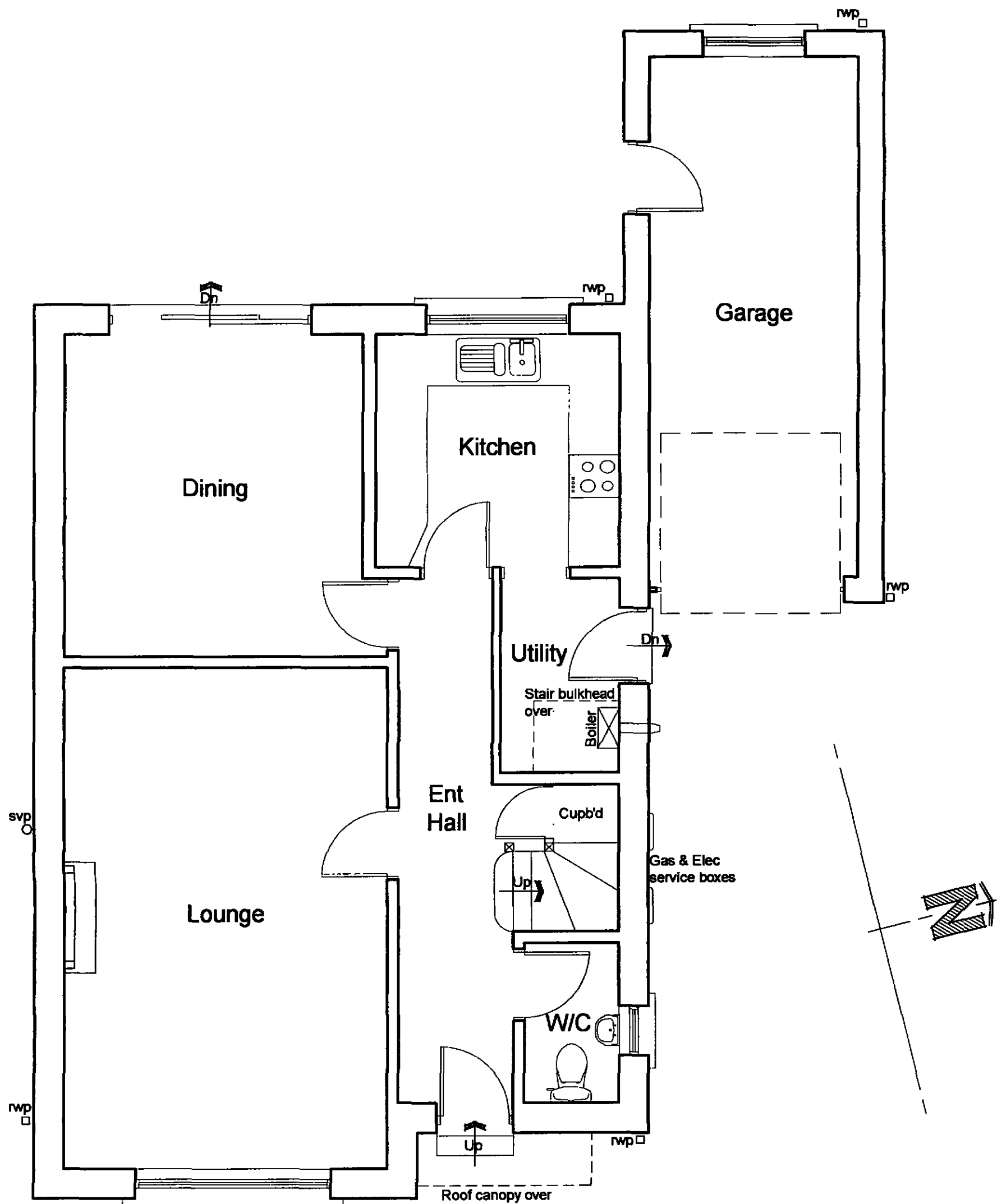
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EXISTING FIRST FLOOR PLAN

LOCATION: -
**9 HALL FARM GROVE, HOYLANDSWAINE,
SHEFFIELD, SOUTH YORKSHIRE, S36 7LJ.**

SCALE: -
1:50

DATE: -
July 2012

DWG REFERENCE: -
04



GROUND FLOOR PLAN

AMENDMENTS: -

APPLICANT: -

Mr & Mrs BEN WATSON.

PROJECT: -
PROPOSED EXTENSIONS TO FRONT OF GARAGE,
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LOCATION: -

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DRAWING TITLE: -

EXISTING GROUND FLOOR PLAN

SCALE: -

1:50

DATE: -

July 2012

DWG REFERENCE: -

03

Corbelled out eaves to match existing - NOTE reduced projection adjacent to boundary to ensure no trespass.



Mr & Mrs BEN WATSON.

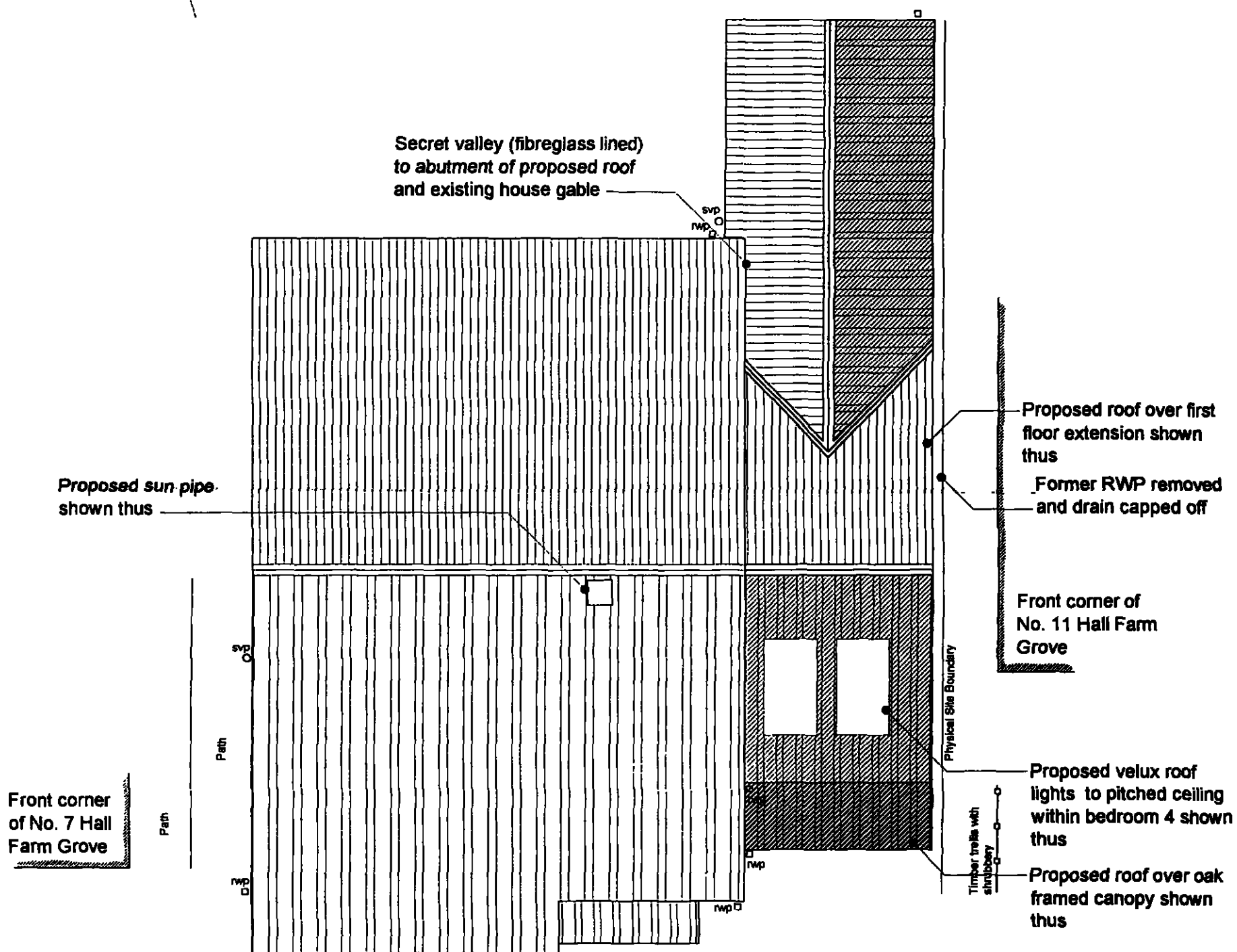
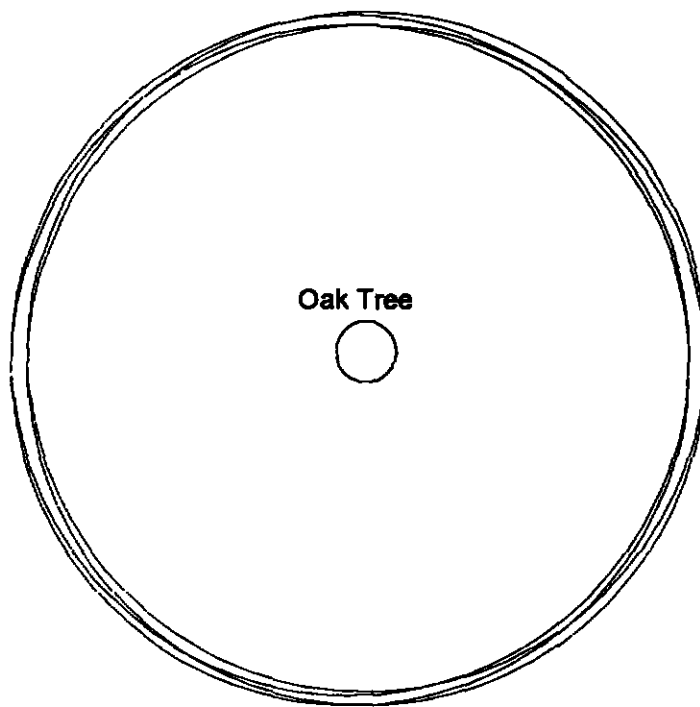
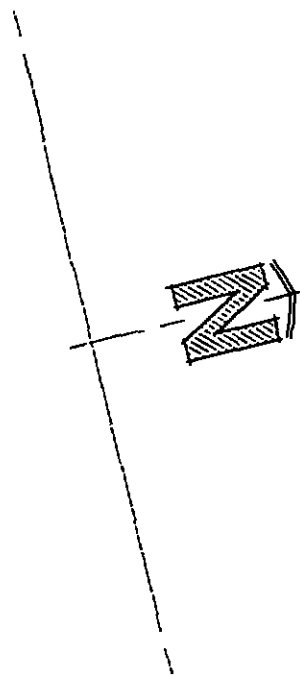
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Aug 2012

11

AMENDMENTS: -



ROOF PLAN

AMENDMENTS: -

APPLICANT: -

Mr & Mrs BEN WATSON.

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PROPOSED EXTENSIONS TO FRONT OF GARAGE,
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PARTIAL CONVERSION OF EXISTING GARAGE.

DRAWING TITLE: -

PROPOSED ROOF PLAN

LOCATION: -

**9 HALL FARM GROVE, HOYLANDSWAINE,
SHEFFIELD, SOUTH YORKSHIRE, S36 7LJ.**

SCALE: -

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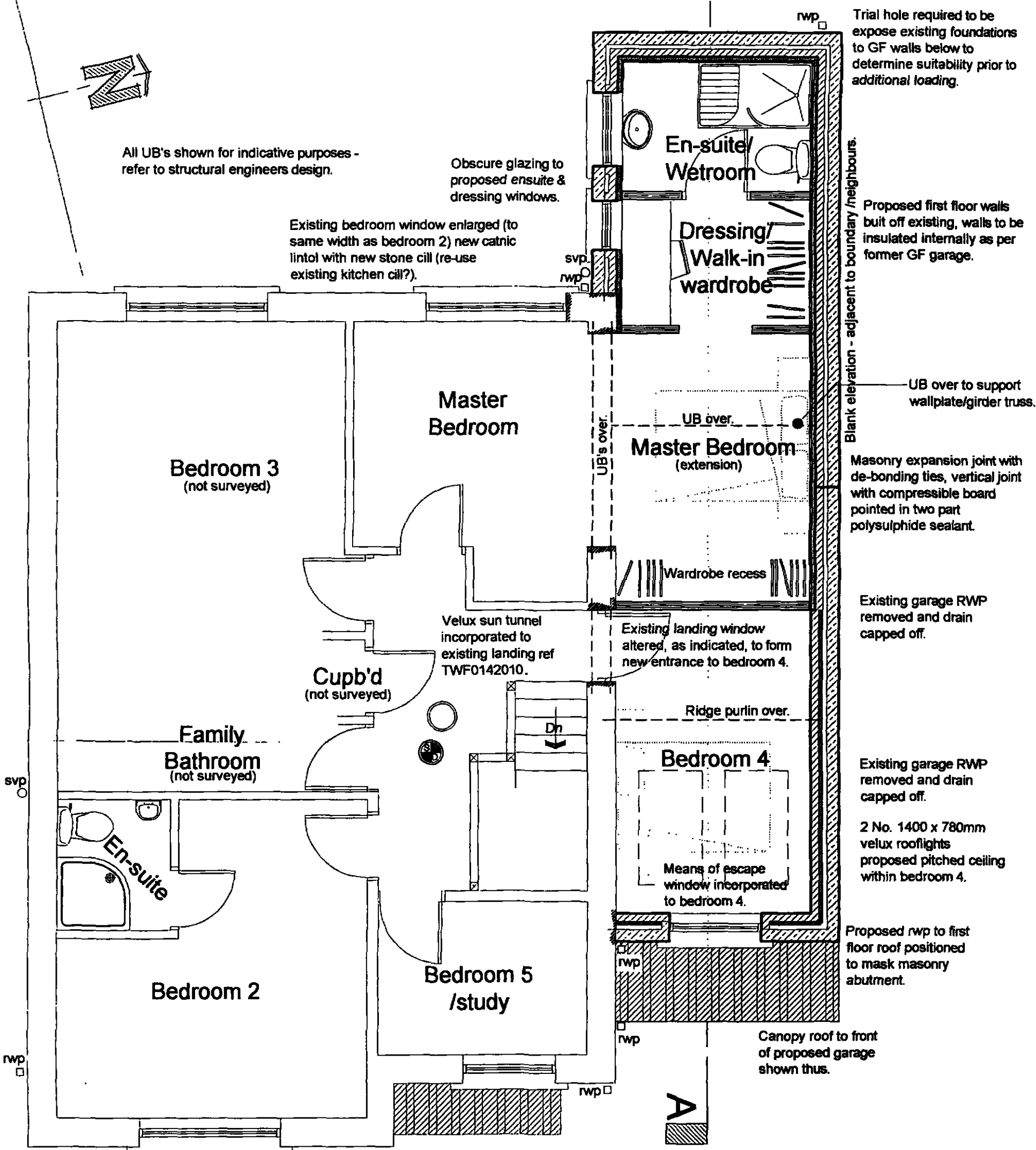
DATE: -

July 2012

DWG REFERENCE: -

10

All dimensions to be site verified - all to fit within site constraints.



FIRST FLOOR PLAN

APPLICANT: -
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FIRST FLOOR EXTENSION OVER GARAGE AND
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LOCATION: -
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DRAWING TITLE: -
PROPOSED FIRST FLOOR PLAN

SCALE: -
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DATE: -
July 2012

DWG REFERENCE: -
08a

AMENDMENTS: -
July 12 A Layout amendments



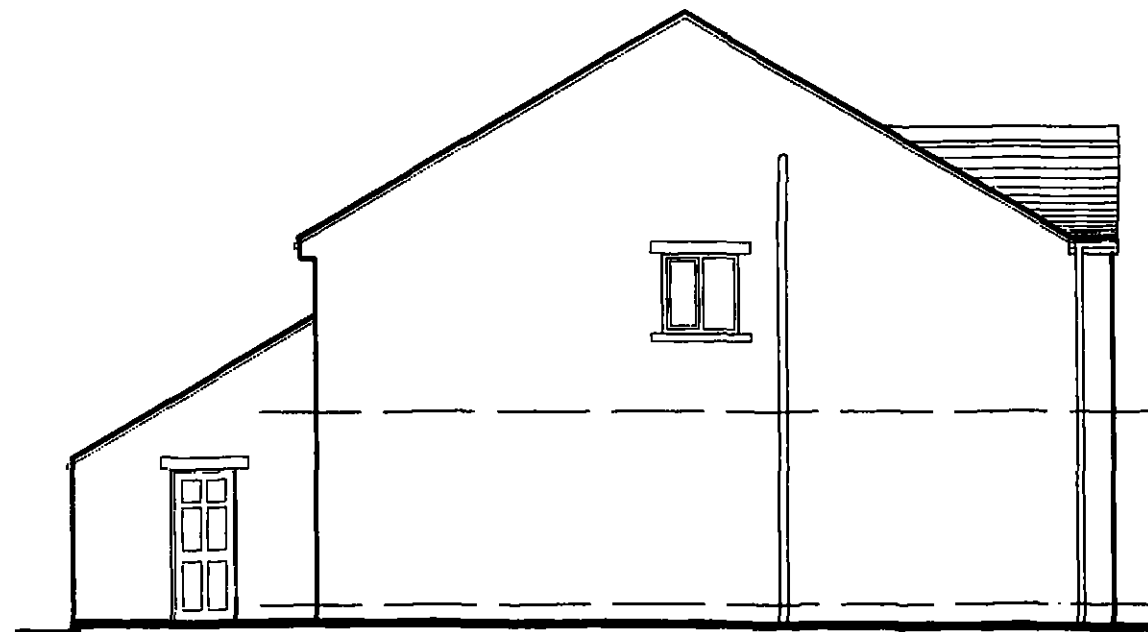
EAST ELEVATION
(front)



NORTH ELEVATION
(side)



WEST ELEVATION
(rear)



SOUTH ELEVATION
(side)

APPLICANT: -		AMENDMENTS: -	
Mr & Mrs BEN WATSON.			
PROJECT: - PROPOSED EXTENSIONS TO FRONT OF GARAGE, FIRST FLOOR EXTENSION OVER GARAGE AND PARTIAL CONVERSION OF EXISTING GARAGE.		DRAWING TITLE: - EXISTING ELEVATIONS	
LOCATION: - 9 HALL FARM GROVE, HOYLANDSWAINE, SHEFFIELD, SOUTH YORKSHIRE, S36 7LJ.		SCALE: - 1:100	DATE: - July 2012
		DWG REFERENCE: - 05	