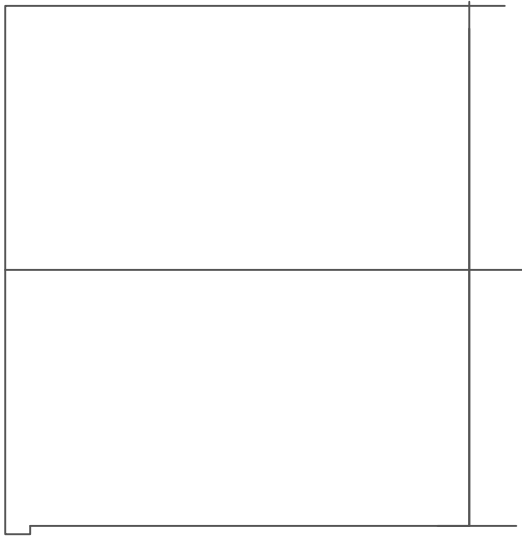
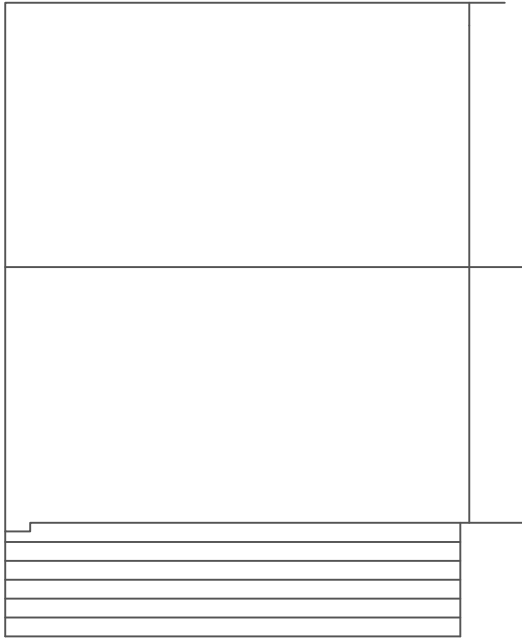
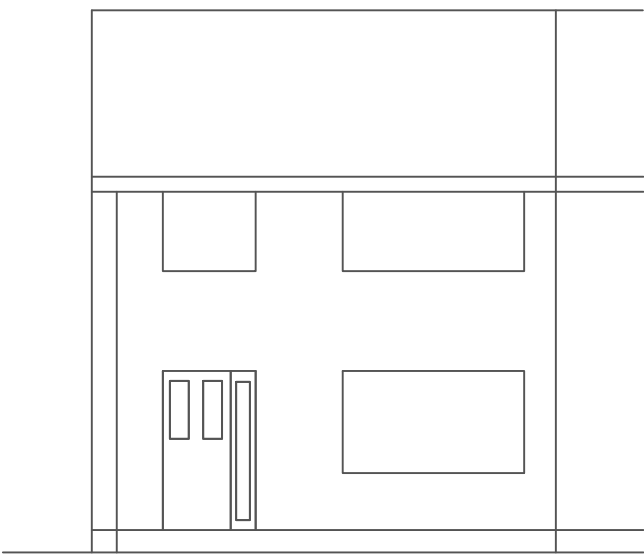




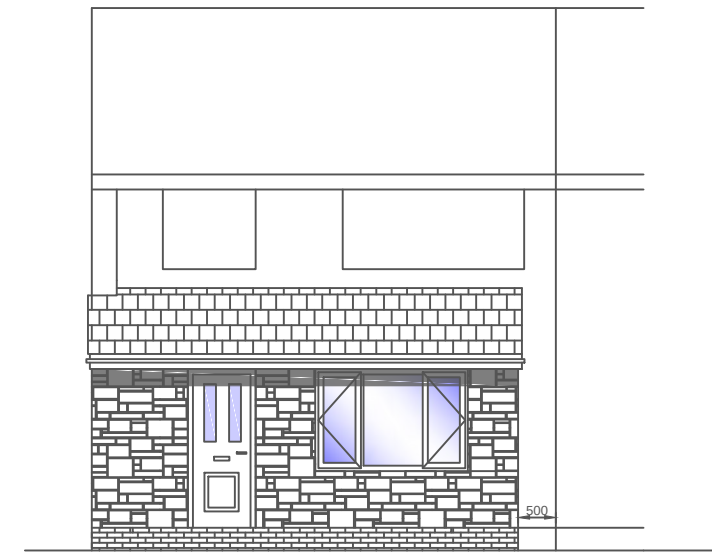
EXISTING ROOF PLAN



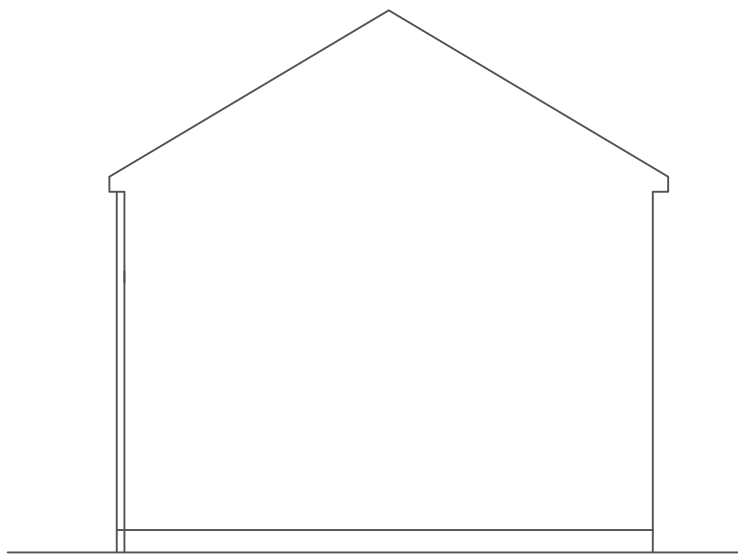
PROPOSED ROOF PLAN



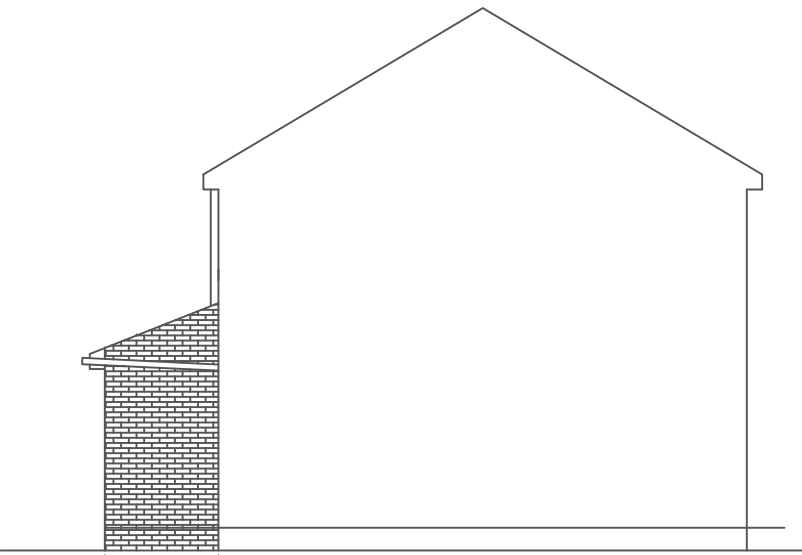
EXISTING FRONT ELEVATION



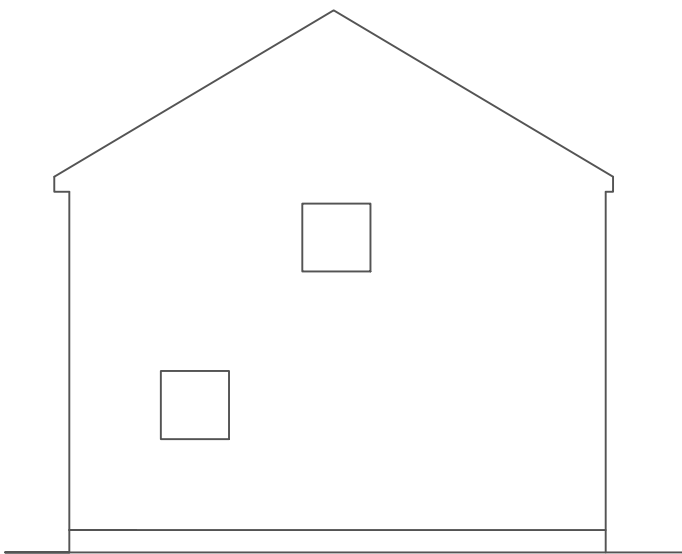
PROPOSED FRONT ELEVATION



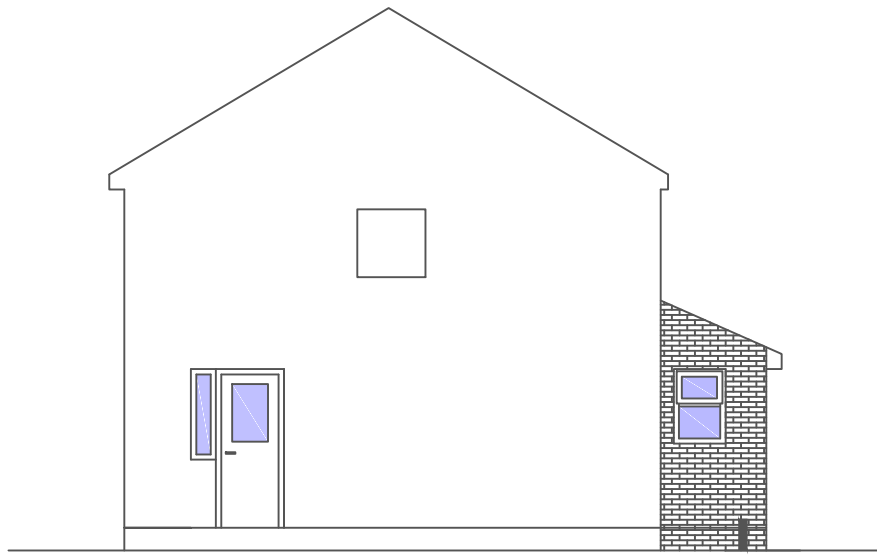
EXISTING ADJOINING ELEVATION



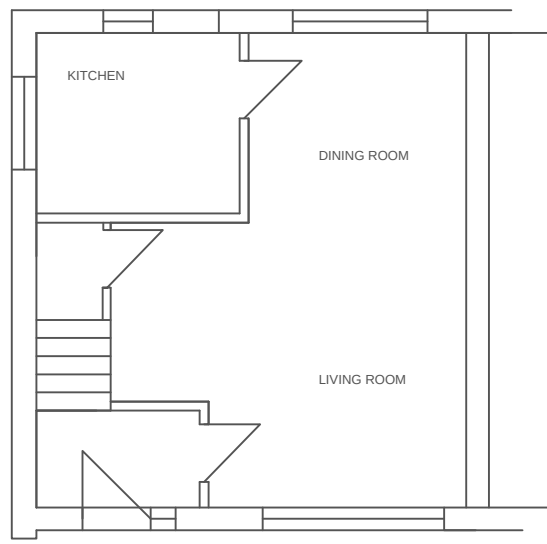
PROPOSED ADJOINING ELEVATION



EXISTING SIDE ELEVATION

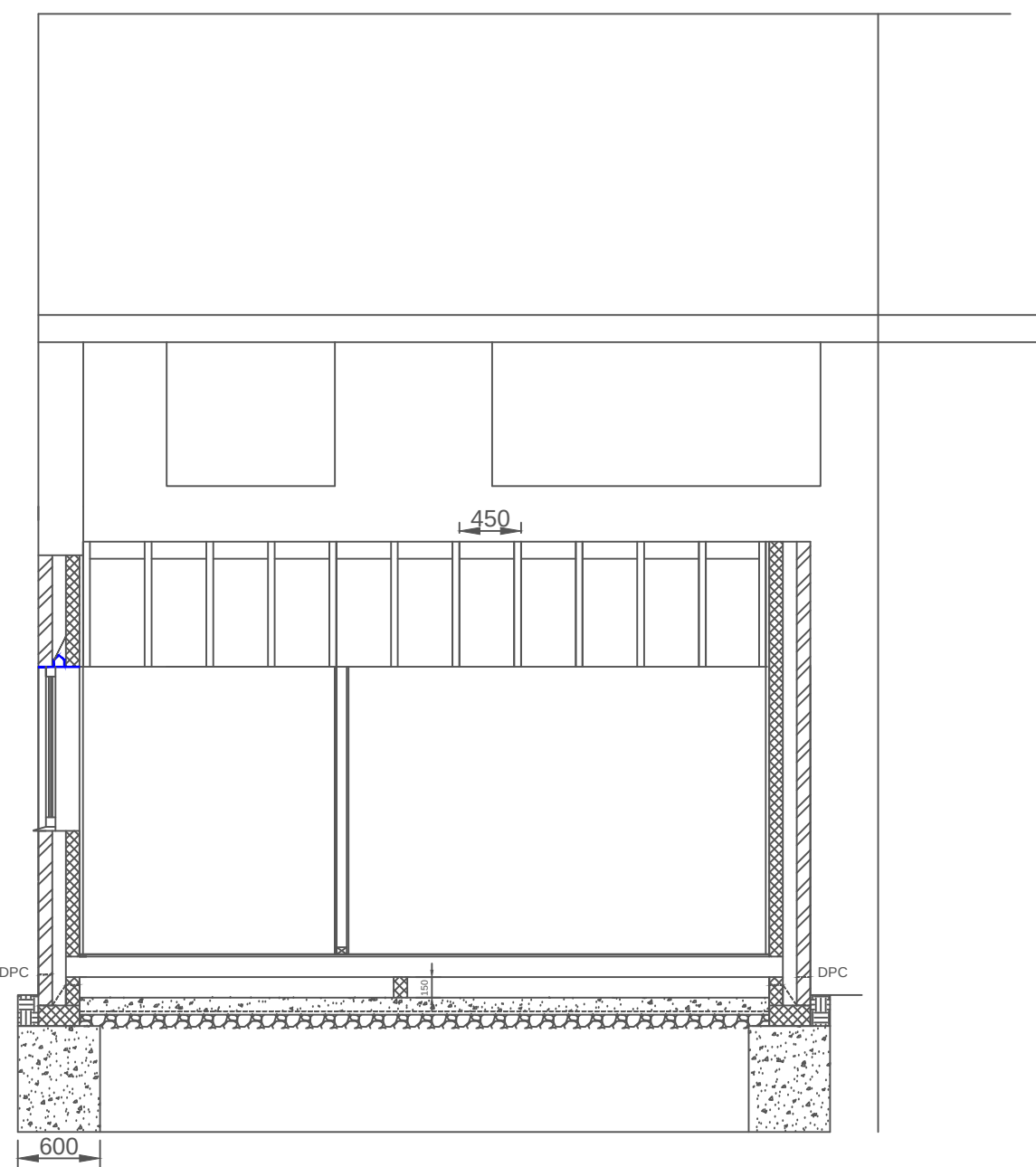


PROPOSED SIDE ELEVATION

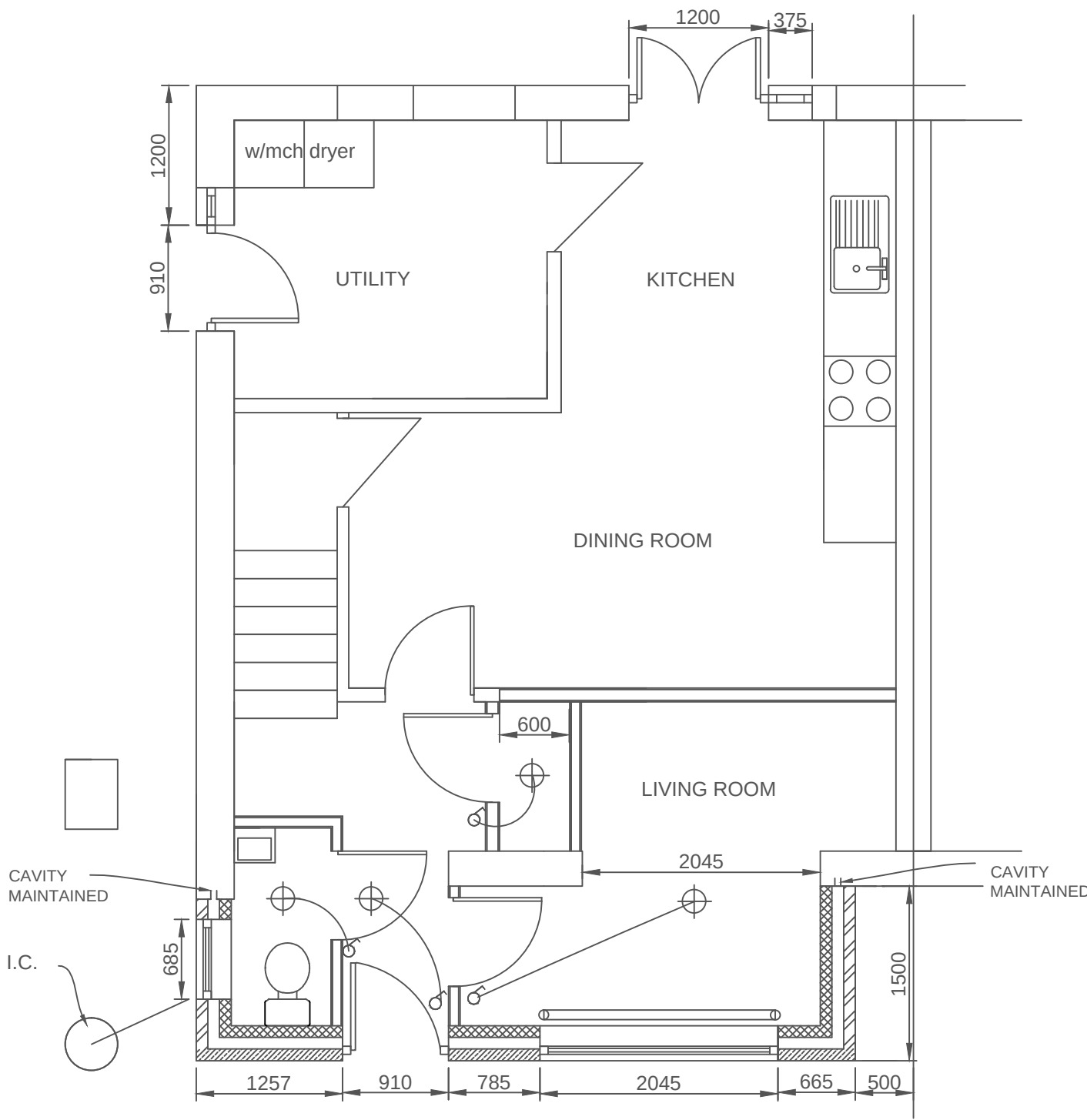
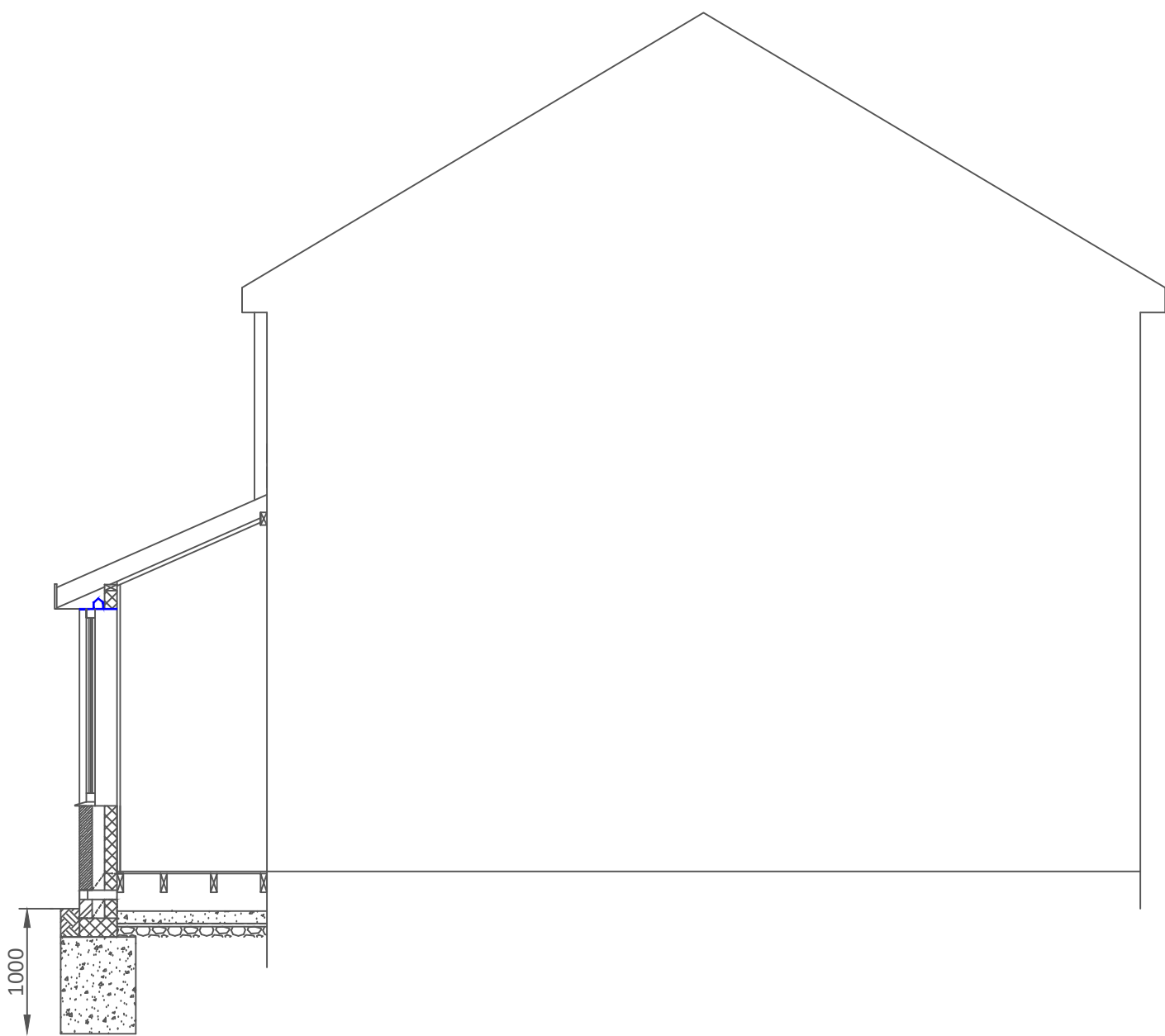


EXISTING GROUND FLOOR PLAN

Foundation - To be taken down to suitable load-bearing strata, to the invert level of any localised drainage or cellars & to the satisfaction of the district surveyor.
C25 concrete strip 1000mm deep, 600 x 200mm under cavity wall. 7 Newton concrete trench blocks to ground level. Mortar to be 1 part cement 3 part building sand. Liquid plasticiser added to the manufacturers instructions. Cavity filled with concrete to ground level. Where drains pass through walls, reinforced concrete lintels supporting masonry above & drain surrounded in 150mm min concrete, concrete to extend 200 mm either side of wall.
Cavity walls - U Value 0.28 W/sq m K
215 x 102.5 x 65mm facing brick & facing stone to match existing. Mortar to be 1 part cement 5 part building sand. Liquid plasticiser added to the manufacturers instructions. 100mm full fill cavity insulation Rockwool Dri Therm 37 or similar cavity batts. 440 x 215 x 100mm 3.5 Newton concrete blocks Celcon Solar or similar. Wall ties 5 per sq m. 750mm horizontally & 450mm vertically. 225mm max centres at butt joints. Cavity wall to be secured to existing with FirFix wall starters installed to manufacturers instruction & with cavity maintained between wall starters. Horizontal DPC 150mm min above ground level. New DPC to be joined to existing house DPC. All reveals to be closed & have DPC & be insulated with Thermabate or similar with a U value of 0.28 W/sq m K. DP cavity tray over lintels with weep holes in external leaf at 900mm max centres. DP cavity tray to extend 150mm each side of lintel. Internal finish to be 2 coat plaster or 12.5mm plasterboard on dabs with skim coat.
Ground floor - U Value 0.22 W/sq m K
18mm T&G OSB type 3 or 4 flooring on C16 150 x 50mm floor joist at 400mm centres, 100mm wide honeycomb sleeper wall at mid span on 100mm thick C15 concrete on 1200 gauge visqueen to act as DPM/Radon barrier on 25mm sand blinding on clean, well compacted hardcore. NB visqueen taken through cavity wall. New floor to be level with existing house floor. 90mm Kingspan K103 floor board insulation between joist.
Partition Walls.
Timber to be 75 x 50mm sole plate, vertical studs & noggings with mineral sound insulation with a density of 10kg cu m to give 40dB sound reduction with 13mm plasterboard & skim.
Roof - U Value 0.18 W/sq m
Concrete interlocking tiles on 38 x 25mm tile battens on Tyvek breathable untearable felt with 100mm overlap on C16 150 x 50mm rafters at 450mm max centres. 150 x 50mm wall plate fixed to existing external wall. 100 x 50mm wall plates on inner leaf of cavity wall. 30 x 5mm mild steel straps fixed to joists & taken down blockwork face 1000mm min. 110mm Kingspan K7 between rafters & 33mm Kingspan K118 under rafters. Code 4 lead flashing.
Lintels
In cavity walls I.G.L1/S 100 type insulated with 150mm end bearing. In masonry walls RC 65 x 100mm.
Heating
If new boiler is needed, new gas fired condensing boiler to be SEDBUK A rated. Condensate pipe in uPVC connected to gully. Radiators to be fitted with TRVs. Heating installation to comply with Part L of the Building Regulations & CORGI regulations. Water pipes supplying radiators, sinks, basins & showers to be concealed behind plasterboard.
Drainage
Foul drains laid to 1:40 gradient. Pipes to be 100mm dia uPVC or clay Supersleeve with flexible joints to be bedded on & surrounded in 150 mm pea gravel & connected to new UIC Osma inspection chamber 450mm dia. to BS EN158:2001 & BS EN 13598:2010. Surface water drains connected to existing. Pipes to be 100mm dia uPVC or clay Supersleeve with flexible joints to be bedded on & surrounded in 150 mm pea gravel connected to soakaways subject to a percolation test or Building Control instruction. 100mm gutter & 68mm RWP in uPVC. Wash hand basin wastes to 32mm. Sink wastes to be 38mm. WC waste to be 100mm. All wastes to be fitted with Anti Vac traps. External SVP to be 100mm dia & terminate 900mm above any opening window & fitted with balloon grill.
Windows & external doors - U Value 1.6 W/sq m K
Window frames to be uPVC 70mm profile. 8000 sq. mm background ventilation. Windows to be glazed sealed units. Glass to be low E glass with 16mm air gap. Fire escapes to be 0.33 sq. m fully opening light min 750 x 450mm with cill to be between 800 & 1100 mm from FFL. Any cill below 800mm, glazing to be toughened. Opening lights for ventilation to be 1/20th minimum of floor area. Window sizes to be 1/10th of floor area. "Easy Clean" hinges to be fitted to all opening lights. Door glazing to BS 6206. Glazing located within 300mm of a door when below 1500mm from floor level should be toughened in accordance with BS6206.
Electrical & Gas installation
Kitchen to be fitted with Silavent extractor fan capacity 60 litres per second & to be light switch activated with 15 minute over run. Smoke alarms/detectors should be mains wired, interlinked & located within circulation spaces at each storey level in accordance with BS5839-6:2013. Internal lighting, provide energy efficient light fittings that number not less than the greater of 1No per 25 sq m of dwelling floor area or part thereof or 1No per 4No fixed light fittings. External lighting, lamp capacity should not exceed 150 watt per light fitting & the light automatically switches off when there is enough daylight & when it is not required at night or the light fittings have sockets that can only be used with lamps having an efficacy greater than 40 Lumens per circuit watt. All sockets & switches to be fitted between 450 & 1200mm above FFL. All electrical work required to meet the requirements of Part L (Electrical Safety) 2005 Edition, Building Regulations & must be carried out by a 'member of a Competent Persons Scheme'. Prior to completion, the Local Authority must be satisfied that Part P has been complied with. This will normally require that an appropriate BS 7671 Electrical Installation Certificate be issued for the work by a person competent to do so.
All work to gas appliances should be carried out by a 'Gas Safe' registered engineer.



SECTION THROUGH FRONT ELEVATION



PROPOSED GROUND FLOOR PLAN

GENERAL NOTES

THESE PLANS MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED BOTH UNDER THE TOWN & COUNTRY PLANNING ACT 1990 AND IN ACCORDANCE WITH CLAUSE 14 AND 12 (2) (b) OF THE BUILDING REGULATIONS 2000 AND ANY SUBSEQUENT AMENDMENTS. SHOULD THE OWNER AND/OR CONTRACTOR COMMENCE WORK WITHOUT THE ABOVE APPROVALS THEY DO SO AT THEIR OWN RISK.

CONTRACTOR OR PERSON UNDERTAKING THE CONSTRUCTION TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORKS. ANY ANOMALIES MUST BE REPORTED.

DO NOT SCALE FROM DRAWINGS, FIGURED DIMENSIONS ONLY TO BE USED

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PARTY WALL ACT 1996:- It is the responsibility of the owner to make neighbours aware of this proposal

DIMENSIONS:- All dimensions are shown in millimetres except where stated otherwise

MATERIALS:- All materials to match existing materials unless directed otherwise by Planning Department

PRECEDENCE:- If in doubt, the text takes precedence over the drawing

Address
30 Avon Close, Highham,
Barnsley S75 1PD

Title
Single storey front extension

Client
Mr & Mrs Richardson

N Murray Design

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Scales	Date	Drawing No	Rev
1:50 1:100	13/3/21	1/21 PPBR	A