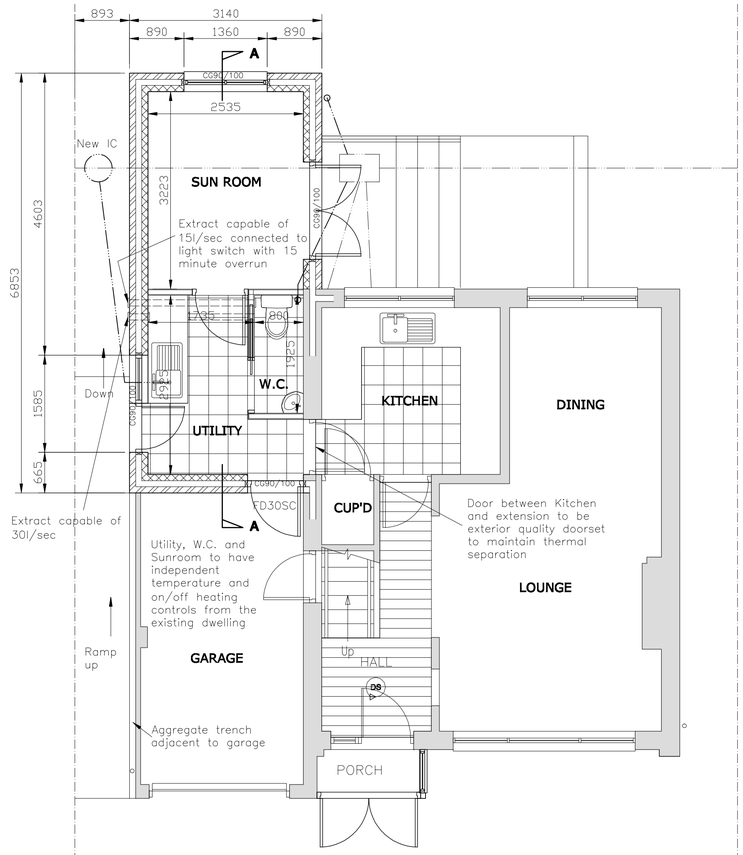
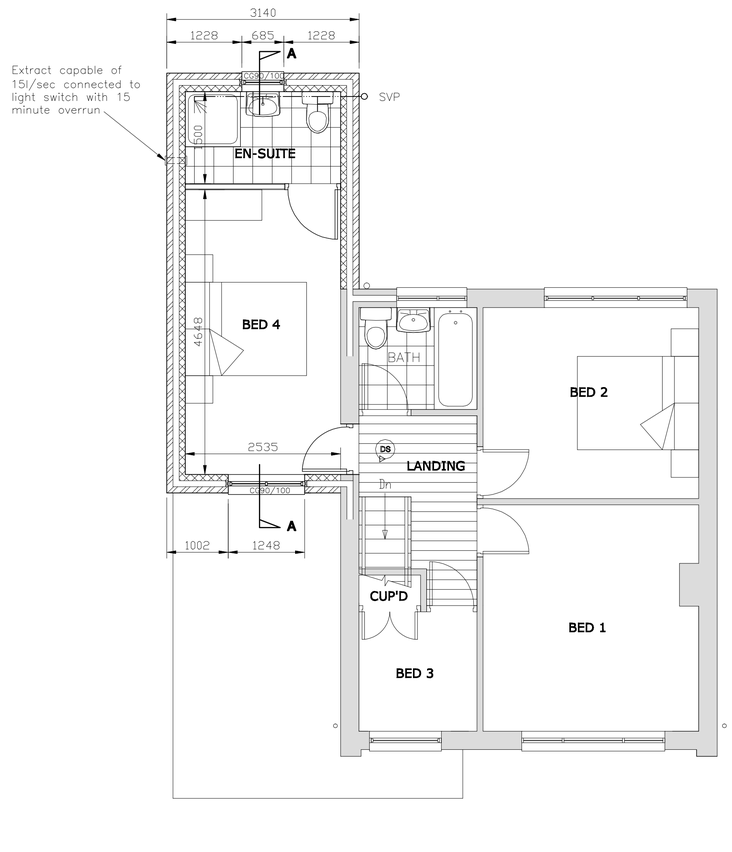
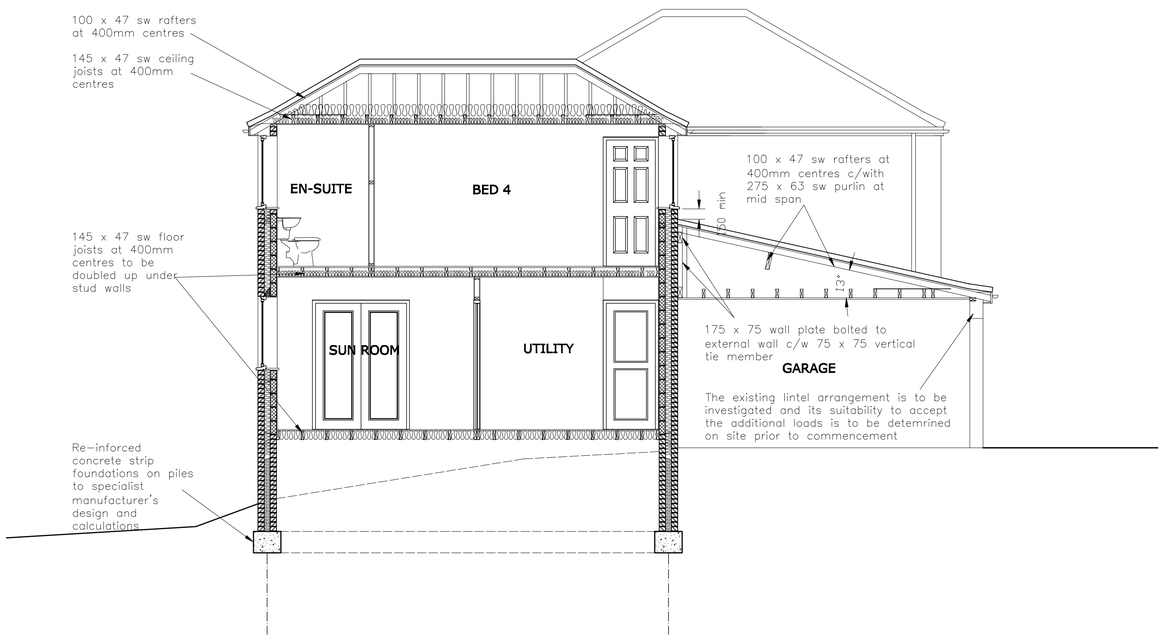


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECTION A-A

SPECIFICATION

STRUCTURE

Pitched Roof Construction
Interlocking concrete tiles to match existing on 50x25 tonalised sw battens. Battens nailed to primary roof structure on non-tearable roofing felt to BS747. Primary roof structure as shown on individual layouts/sectional elevations.
Treated sw wall plates 50x100mm fixed via 30x2.5x1000mmlong galvanised mild steel straps @ max 2000 centres, in accordance with CP111:Pt2:1970.
30x5x1000mm long galvanised mild steel anchor straps to gables/hipped ends at max 2000 centres, passing over 3 No rafters/trusses. Packing between wall and first rafter/truss and noggins between subsequent rafters/trusses.
Provide dragon ties at wall plate level to hip corners.
Where joists are at 90 degrees to rafters provide galv ms straps over the first three joists at every rafter.
Provide cavity tray DPC at wall/roof abutment above lead flashing. All Flashings, including valleys, to be Code 4.

Suspended Floor Construction
20mm chipboard flooring (with type 2 or 3 chipboard to potential wet areas in Utility Room), on softwood joists as shown on individual layouts/sectional elevations. Joists to be supported on galvanized mild steel joist hangers. Provide 100mm sound insulation in floor cavity.

External Walls
Cavity wall construction, comprising 100mm medium density blockwork inner skin, covered with plasterboard on dabs with skim finish; 100mm wall cavity; outer skin to be 102.5mm clay facing brickwork to match existing.
Wall ties to be stainless steel at 750mm horizontal and 450mm vertical centres, and at 225mm centres at reveals. Walls to be bonded to existing house walls using stainless steel ladder connectors, with stainless steel ties bonded into bed joints per manufacturer's specification.

Internal Walls
Non-loadbearing partition walls to be of 100x50 SW studding at 400 ctrs, with plasterboard and skim finish to both faces. Support all free edges of plasterboards. Walls between habitable rooms to have 25mm thick insulation board min 10kg/m3 density.

Lintels
To all new openings provide "CATNIC" galvanised steel lintels. End bearings to be min 150mm; all to be insulated and to have plasterboard and skim to give half-hour fire resistance. Type and size as marked on individual layouts/sectional elevations.

Foundations
Re-inforced concrete ring beam on pile foundations to specialist manufacturer's design and details.

FIRE SAFETY

Mains-operated interlinked smoke alarms to be installed as detailed to BS 5446.

To all "internal" rooms and to new habitable rooms at first floor level, provide a means of escape window. Window opening casement to have a minimum aperture width/height of 450mm /750mm and minimum clear area of 0.33m2. Bottom edge of aperture to be not less than 800mm and not more than 1100mm above adjacent floor level.

All ceilings to habitable rooms to be underdrawn with plasterboard, with Hessian scrim and skim finish. Support all free edges of plasterboards. Plasterboard thickness to be not less than 9.5mm where joists are at 400 ctrs and not less than 12.7mm where joists are at 600 ctrs. Provide minimum 19mm thickness plasterboard and skim protection to all principal structural steel beams/columns.

To attached garages, provide fire-stopping to all potential apertures into dwelling, including air bricks and vents, pipes, windows and the like. Ceilings to attached garages to be double boarded and skimmed.

SITE PREPARATION & RESISTANCE TO MOISTURE

Beneath suspended ground floor construction, provide 100mm aversite concrete on 2000g Visqueen dpm, on 150 consolidated hardcore with sand blinding. Dpm to be carried across wall cavity and to have tray dpc above, to provide basic level of Radon protection.

New brickwork/blockwork walls to have neoprene dpc set minimum 150mm above adjacent external ground level.

VENTILATION

All habitable rooms to have opening window casements equivalent to 1/20th of the floor area of the room. In addition, windows are to have trickle ventilators of area equivalent to 8000mm2 to habitable rooms and 4000mm2 to kitchens, bathrooms, utility rooms etc.

In addition to the above, provide mechanical ventilation by extractor fans as follows:-
Kitchens: 30L/s adjacent to hobs, or 60L/s if located elsewhere
Bathrooms: 15L/s with light-switch operation and 15 minute overrun timer
Utility Rooms: 30L/s

Pitched roofs to have eaves ventilation equivalent to a 25mm continuous gap with fly-proof screens. Provide proprietary insulation spacer trays at eaves to maintain a 50mm air gap above the insulation fabric. Provide dry ridge ventilator units, with felt at ridge cut back 30mm each side of apex to permit flow of air through vents, equal to a 5mm air gap. Where pitched roofs abut walls, use proprietary abutment ventilator system to ensure cross-ventilation of roof space void.

Where suspended timber ground floor construction is used, provide 225x150 air bricks to external walls at max 1800 centres, with first air brick not more than 450mm from corners of walls. Provide tray dpc and cavity closers to all air bricks.

DRAINAGE, PLUMBING & WASTE DISPOSAL

New 100mm diameter pvc-u drainage pipe and polypropylene inspection chambers. Pipes to have minimum 100mm pea gravel bed and surround, in accordance with manufacturer's specification.

100mm diameter half-round pvc-u rainwater gutters and 65mm dia pvc-u rainwater pipes, discharging to new back-inlet gullies, connect to existing combined drainage system. New pvc-u soil pipe and fittings, connect to existing drainage system.

32mm dia pvc-u wastes to wash basins; 38mm dia pvc-u wastes to baths, showers and to household appliances. All wastes to have deep-seal traps.

CONSERVATION OF FUEL AND POWER

NB: All insulation products to be installed in accordance with BRE-derived Robust Details or alternatively, in accordance with Manufacturer's specific details as follows:-
"Crown Loft Roll 40": Knauf Alcopor Ltd.
"Crown Dritherm": Knauf Alcopor Ltd.
"Polyfoam Floorboard Standard": Knauf Alcopor Ltd.
"Celotex Double-R": Celotex Limited.
"Celotex Tuff-R": Celotex Limited.

Pitched Roof Construction
In roof space void, provide 300mm thickness "Crown Loft Roll 40" cross-layered insulation quilt above ceiling, to give U-value 0.13 W/m2K. First layer 100mm thickness laid between joists, second layer 200mm thickness laid transversely across the first layer. Roof space insulation linked to wall cavity insulation to avoid creating a thermal bridge.

Flat Roof Construction
Roof deck to be formed with "Celotex Tuff-R" composite roofboard/vapour control layer/insulation (80mm thickness) to give U-value 0.25 W/m2K.

Habitable Rooms within the roof space
Loft Conversions: To sloping sections of roof construction, provide "Celotex Double-R" insulation batts as follows - 48mm thickness fixed between rafters, and an additional 25mm thickness across the face of the rafters, to give U-value 0.30 W/m2K.
In New Construction: To sloping sections of roof construction, provide "Celotex Double-R" insulation batts as follows - 70mm thickness fixed between rafters, and an additional 40mm thickness across the face of the rafters, to give U-value 0.20 W/m2K.

Solid Floor Construction
100mm thickness "Polyfoam Floorboard Standard" insulation laid beneath floor screed/vapour control layer, to give U-value better than 0.20 W/m2K. Reduced thickness insulation carried up outer face of screed in accordance with Manufacturer's details to avoid creation of a cold bridge.

Suspended Timber Ground Floor Construction
150mm thickness "Crown Wool" insulation quilt laid between joists and suspended on polypropylene netting draped over joists, in accordance with manufacturer's details to give U-value 0.22 W/m2K.

Suspended Timber Exposed Floor Construction (over carports and the like)
200mm thickness "Crown Wool" insulation quilt laid between joists and suspended on polypropylene netting draped over joists, in accordance with manufacturer's details to give U-value 0.22 W/m2K.

Cavity Wall Construction
100mm wall cavity to have "Crown Dritherm cavity slab" full fill insulation to give U-value 0.27 W/m2K, in accordance with Manufacturer's details. Wall cavities to be closed at door and window openings with "Thermabridge" proprietary type combined dpc and insulated cavity closers. Cavities at top of wall to remain open to allow continuity of insulation.

Windows
Pvc-u window frames with double glazed sealed units. Glazing to include low-emissivity glass and to be supported by manufacturer's certification that it provides a U-value of 1.8 W/m2K or better. Glazing units must be fixed in accordance with manufacturer's specifications. Windows to be minimum size equivalent to 10% of floor area and contain opening lights equivalent to minimum 5% of floor area. Maximum size of windows to not exceed 25% of floor area. However, the ground floor of the new extension does exceed 25 % and is therefore classes as a sustantially glazed extension and must be provided with a thermally separating (external quality) doorset between the Kitchen and new Utility and the ground floor rooms are to have separate heatig controls from the main house.

SAFETY GLAZING

All glazing below 800mm height, plus all glazing to opening doors and to panes adjacent to opening doors - to have safety glazing (6mm laminate or similar approved). To be stamped in accordance with BS 6206:1981.

ELECTRICAL INSTALLATION

The electrical installation should satisfy the requirements of Part P (electrical safety) and must be designed, installed and inspected by a person competent to do so. Prior to completion the Building Control Officer must be provided with evidence to demonstrate that either a member of a relevant Competent Persons Scheme has carried out the work or appropriate electrical certificates have been issued and have been signed by a person competent to do so.

Lighting & radiators
All new lighting units to have energy efficient fittings. All new radiators to be fitted with TRV's.



Construction (Design and Management) 2007 Risk Assessment

In line with the C.D.M. Regulations 2007 we are obliged to inform the client of the risks that may be encountered in the construction of these works and to appoint a planning supervisor as soon as possible. All design work has been carried out with Health and Safety aspects given full consideration. Wherever possible risks have been eliminated from the design, however, due to the complex nature of this type of work it is not possible to remove all the risks from the design. We would also remind the client of their obligation to take all reasonable steps in ensuring that only competent contractors who have a valid safety policy are employed. They should also provide satisfactory responses at tender stage as to the manner in which they will deal with the elements of risk involved in this type of work and in particular those highlighted below:

1. Trench excavations in excess of 1.2m deep.
2. Guarding to the edge of excavations to prevent people, materials and vehicles falling in.
3. Guarding of excavations outside working hours to prevent unauthorised access.
4. Undermining to adjacent roads or structures during excavation.
5. Confined space operations.
6. Dealing with existing structures.
7. Traffic management on existing highways.
8. Procedure to be followed in the event of accident or emergency.
9. Operations associated with removal of existing trees.
10. Demolition of existing buildings.
11. Any possible hazardous materials identified in the site investigation reports.
12. Confirmation will be required that all operatives are adequately trained, copies of relevant training certificates to be supplied.

Disclaimer:
All work to comply with Planning and Building Regulation approved plans. The contractor is to agree the requirements for lighting, power, decorations and fittings with the client prior to tendering. The contractor is to include for any protection required and for making good and removing all building debris. All dimensions and levels shown are in metric and should be checked prior to commencing of the works or of ordering materials. **IF IN DOUBT, ASK.** All materials to be used in strict accordance with manufacturers instructions. Any discrepancies should be reported immediately before commencement of the works or ordering of materials. Should a public sewer be found within 3m of the development it will be necessary to carry out works as required by the Local Authority under the requirements of Section 25 Public Health Act 1936. Whilst every care is taken during the survey, no responsibility is to be borne by Taylor Tuxford Associates as to any expense incurred. Furthermore, the builder should include an allowance for such unforeseen operations. These works may need the involvement of a planning supervisor and a principal contractor under the Construction Design and Management Regulations 2007.

Rev	Date	Amendments	By	Ap
A	23.06.10	Specification added	MT	RT
A	17.06.10	Preliminary drawing issue	MT	RT

Unauthorised copying or use of this drawing is not permitted
Copyright © 2009 Taylor Tuxford Associates Limited

TAYLOR TUXFORD ASSOCIATES
CONSULTING BUILDING ENGINEERS & ARCHITECTURAL DESIGNERS

Drawing Status

LA SUBMISSION

Project/Client

4 Fieldhead Road,
Hoyland, Barnsley.
S71 9AT.
For Mr & Mrs Burden

Drawing Title

Proposed layouts and sections

Drawn By	Checked By	Date	Scale @ A1
M Tuxford	R Taylor	June '10	1:50

DO NOT SCALE, IF IN DOUBT ASK.
ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE STATED.
THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING NUMBERS 10/1153/001.

Drawing Number

10/1153/002/B

Taylor Tuxford Associates Limited
10 Flash Lane Bramley Rotherham S66 1TY
Tel: 01709 730 780 Email: info@taylortuxford.co.uk
www.taylortuxford.co.uk
Registered office: 10 Flash Lane Bramley Rotherham S66 1TY Company Reg No: 6555570

Building the future together