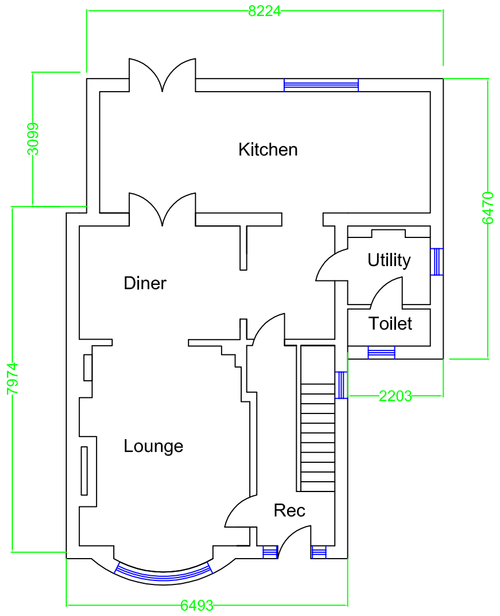
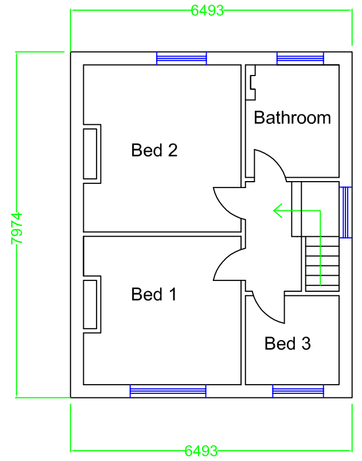
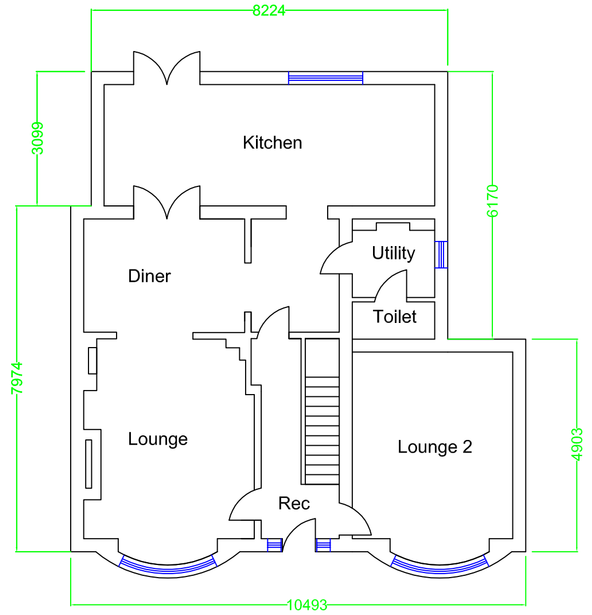


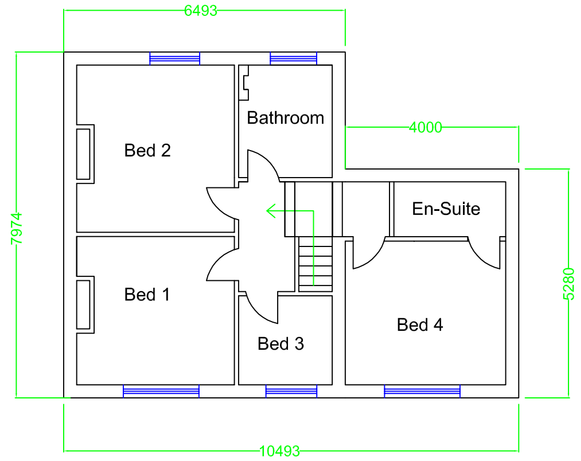

Current Ground Floor Layout



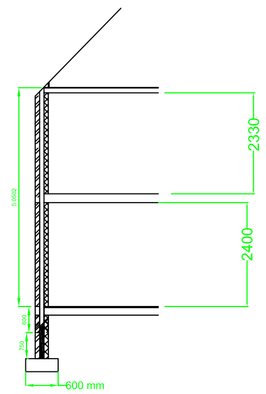

Current First Floor Layout



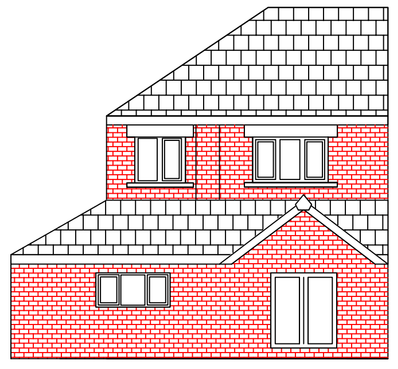

Proposed Ground Floor Layout



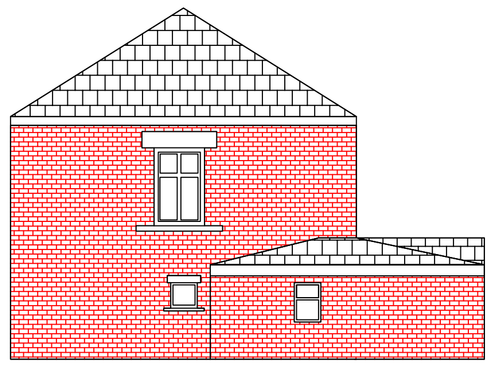

Proposed First Floor Layout



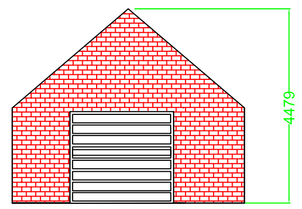
Current Front Elevation



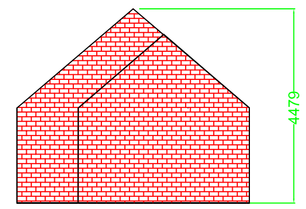
Current Rear Elevation



Current Side Elevation

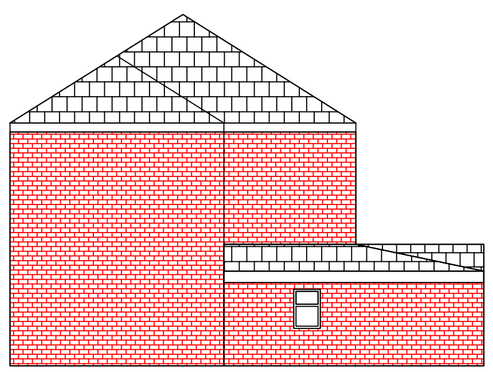



Proposed Garage Front

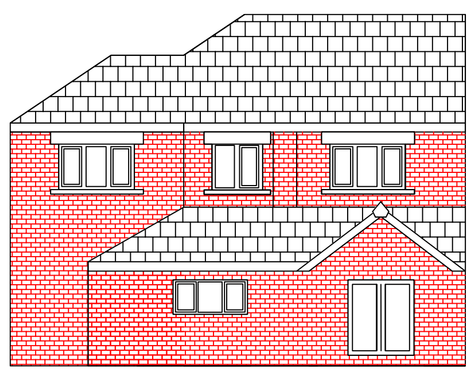



Proposed Garage Rear

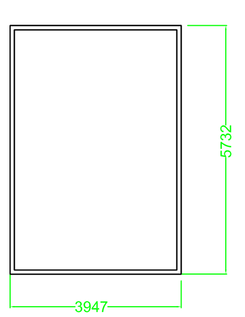
Current Front Elevation



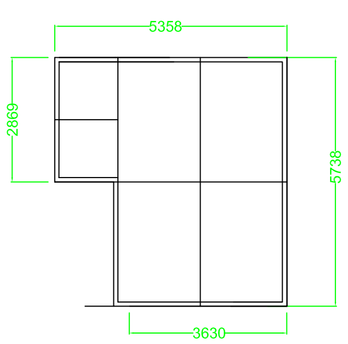
Proposed Rear Elevation



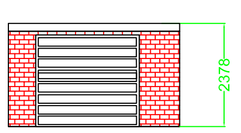
Proposed Side Elevation



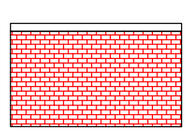

Current Garage Plan



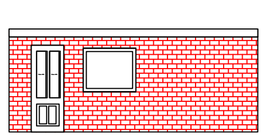

Proposed Garage Plan



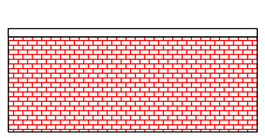

Current Garage Front



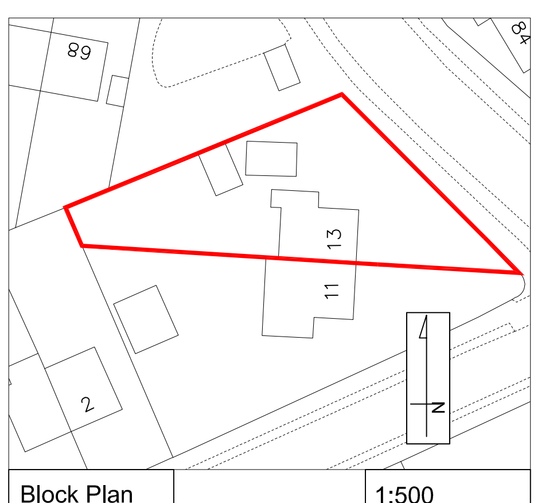
Current Garage Rear



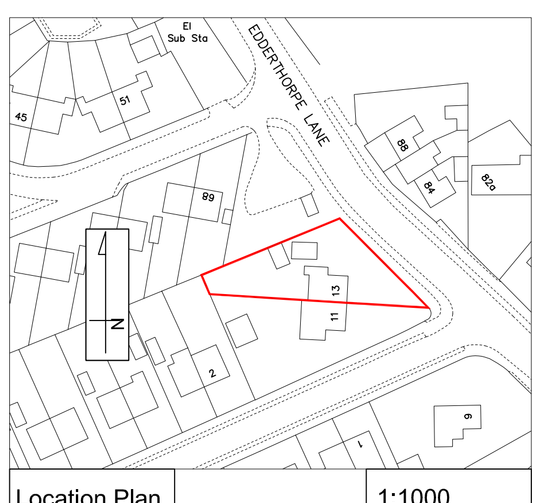
Current Garage Side



Current Garage Side




Block Plan 1:500




Location Plan 1:1000

## General Construction Notes

**PITCHED ROOF** Slate roof tiles or similar approved and shall have a 100mm head lap, colour to match existing house roof laid on 38 x 25mm tiling battens on untearable felt; verge and eaves tiles twice clipped;
147 x 75 valley jack rafter joists in Class SC4 timber at 450 centres (Max span 3.470m as per TRADA tables) at pitch shown on plans bearing into loadbearing wall;

170 x 38 ceiling joists Class SC3 timber at 450 centres to bear on wallplates for extension; 100 x 75 treated wallplate fixed to blockwork at 1.8 metre centres with 30 x 5 x 700 once bent galvanised m.s.straps; 30 x 5 galvanised mild steel anchors in lateral restraint to wall elevatiions at max. 1.8 metre centres built into wall and nailed across first 3 rafters and ceiling joists; 100 x 50 ceiling binders at 1.8 metre centres;

ventilation to roof space at soffit with proprietary fly proof vents to give an equivalent area as a 12mm continuous air gap; exterior grade plywood or white PVCu soffit fascia and barge board; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges and 250 fibreglass insulation quilt; insulation in two layers with one 100 layer between ceiling joists and 150 at right angles to ceiling tiesroof felt lapped under existing roof tiles min 225; Code 4 lead valleys lapped under roof coverings min 225; new roof felt to side elevation lapped under roof coverings min 225.

**GROUND FLOOR:** 25 ptg boarding on 170 x 47 joists in Class SC3 timber at 450 centres built in both ends; 30 x 5mm galvanised ms lateral restraint straps nailed across first three joists fixed to blockwork at max 1.800 centres; herringbone struts to joists at mid span; floor joists doubled up under stud walls; 100 oversite concrete at or above adjacent floor level with min 150 clearance to underside of floor joists; 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over

**VENTILATION** New windows and to be 16mm double glazed PVCu units with low E coating and opening area minimum 5% floor area of room served; windows and double doors to have "trickle" ventilation 8000 sq.mm to habitable rooms and 4000 sq.mm to others. Window frames shall be BBA HAPAS Approve with safety glazing to BS6206 to all french windows.
2 number air-bricks are to be provided to dining room to give the equivalent of 1/20th of floor space area.

**WALLS** 112.5 thick external leaf in brickwork to match existing house; 100mm cavity and 100 "Thermalite" insulation block inner leaf with cavityfull filled with fibreglass insulation to give a minimum U value of 0.28² if this can be achieved; internal plaster finish to habitable rooms; cavity walls to have wall ties 900 horizontally, 750 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves, with vertical and horizontal dpc's to BS 743 at reveals; cold bridge prevented by inserting 14mm expanded polystyrene insulation at reveals and eaves; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing house wall; inner leaf below dpc level and external leaf below ground level to be in 7 N/sq.mm blockwork; cavity filled with weak concrete to within 150 of dpc; a "Catnic" CG 90/100 lintel with 150 end bearing over openings shall be used for new patio opening ; dpc to be min 150 above adjacent ground level and to be tied into exstg dpc; strip foundation to be 600 x 600 to be minimum depth shown on plan but will be taken down to depth and suitable strata as required by local Building Inspector- For large span openings lintels shall be determined by the builder and shall not exceed the load bearing capacity.

Stud partition walls in 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides

**DRAINAGE** The bathroom to discharge to new 100 dia svp; 75 deep seal traps to all appliances, 32 waste to handbasin, 38 waste to bath and 100 waste to wc; no waste connected to svp. within 200 of wc connection;
100 dia gutters to discharge to existing gutters at rear and to existing drainage connection serving rainwater gully; 100 dia svp to terminate in balloon grating with slow radius rest bend to drain connection ; connection made to drain using 100 diameter clayware pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; any drains passing under extension protected by taking foundations below level of pipes and supporting wall above with concrete lintel.
Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations.

**Protection of Exsiting Drainage** The existing drain pipeline to be protected at all times, to prevent damage occuring during and after the construction works. No heavy materials will be stored over the existing pipeline.
The foundations are to be built so no additional loading is placed on the pipeline. Where the pipeline passes through the foundation wall, the wall will adequately span the pipeline.

All heating alterations are to be undertaken by a gas safe registered installer.

All electrical work is must be undertaken by a competent Electrical installer and should be registered under the competent persons scheme. All Electrical work shall meet the requirements of part P, a self certification, certificate is to be sent to Wakefield building control on completion of the works.

Garage is to be upgraded in order to take 7no Solar Panels.

| Rev. | By | Amendments | Date |
|---|---|---|---|
| | | | |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Client
**Chris Harris**
**13, Edderthorpe Lane,**
**Darfield,**
**Barnsley,**
**S73 9BH.**

Project
**House Extension and garage.**

Drawing title
**APPLICATION FOR PLANNING**

| Scale | Drawn | Checked | Date |
|---|---|---|---|
| 1:100 | SC | CH | 26/08/11 |

| Drawing No. | Revision | File |
|---|---|---|
| D/PC/SEPT/CH/SC_1 | - | |