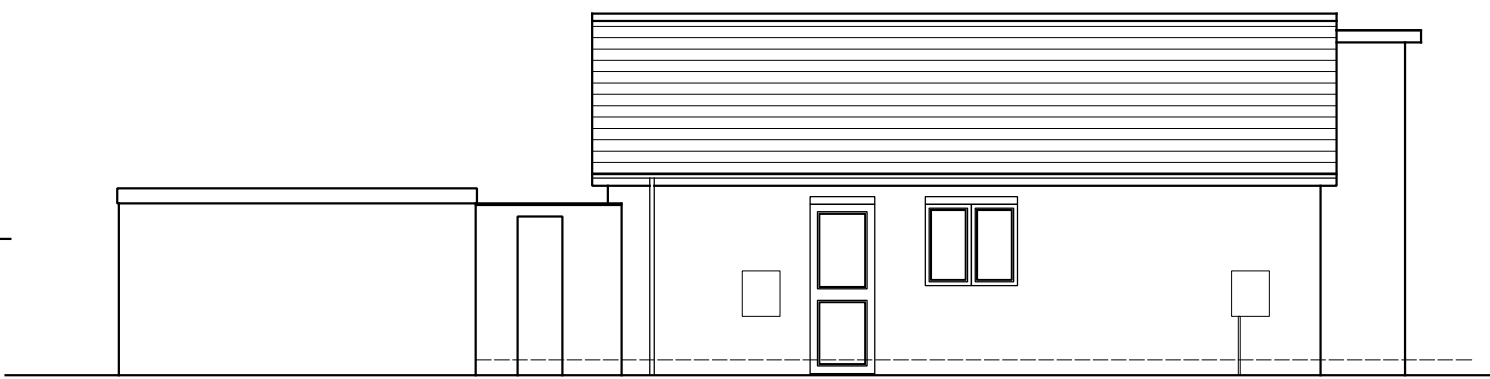
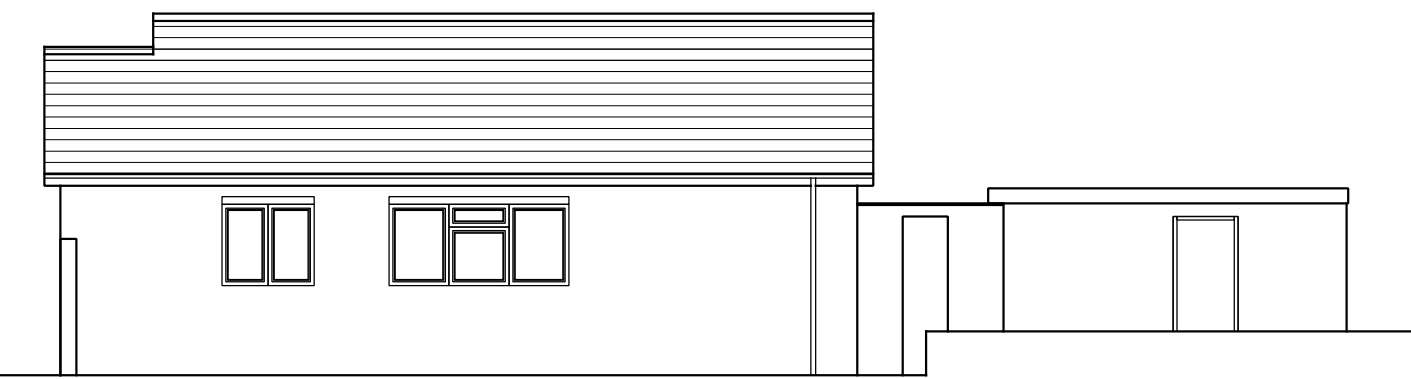




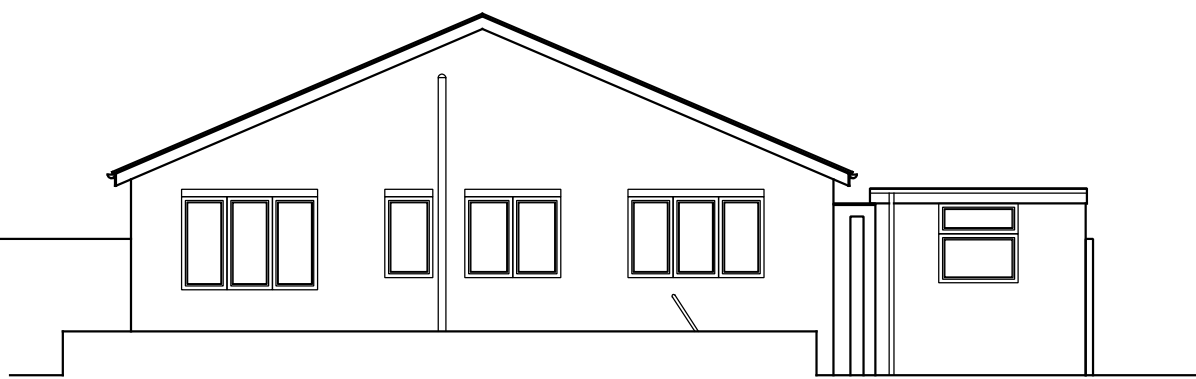
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



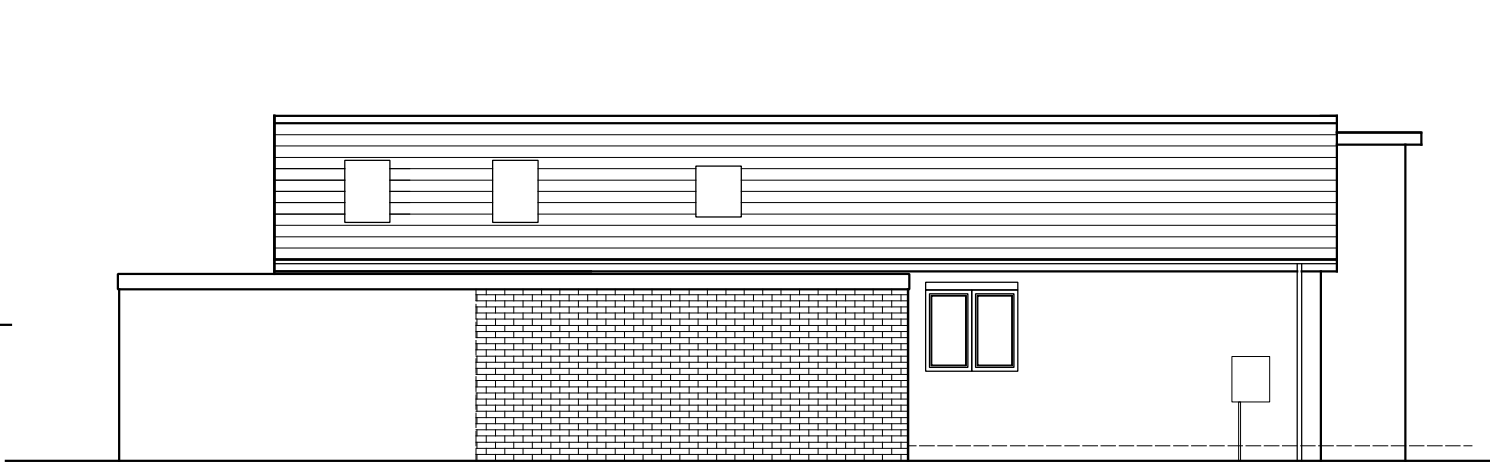
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EXISTING REAR ELEVATION



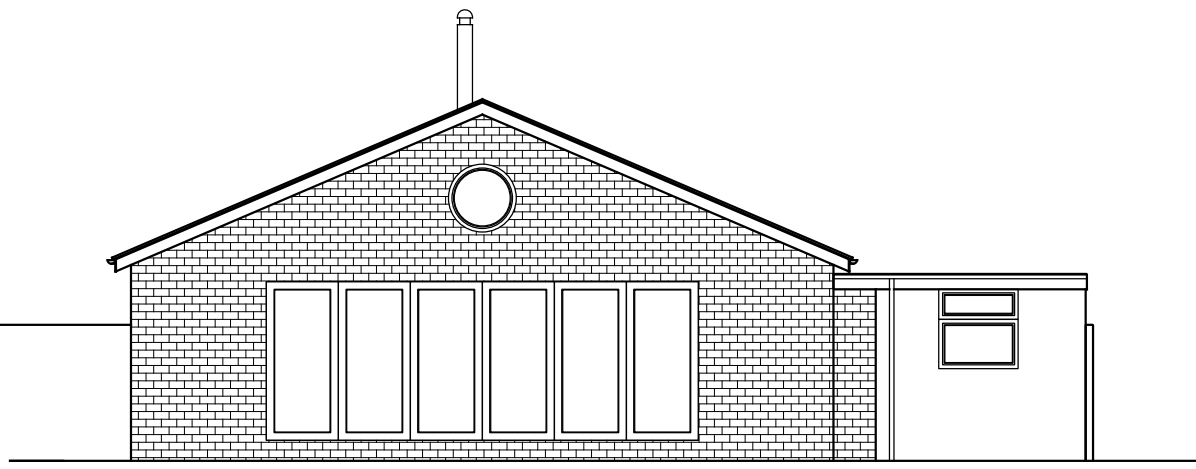
PROPOSED FRONT ELEVATION



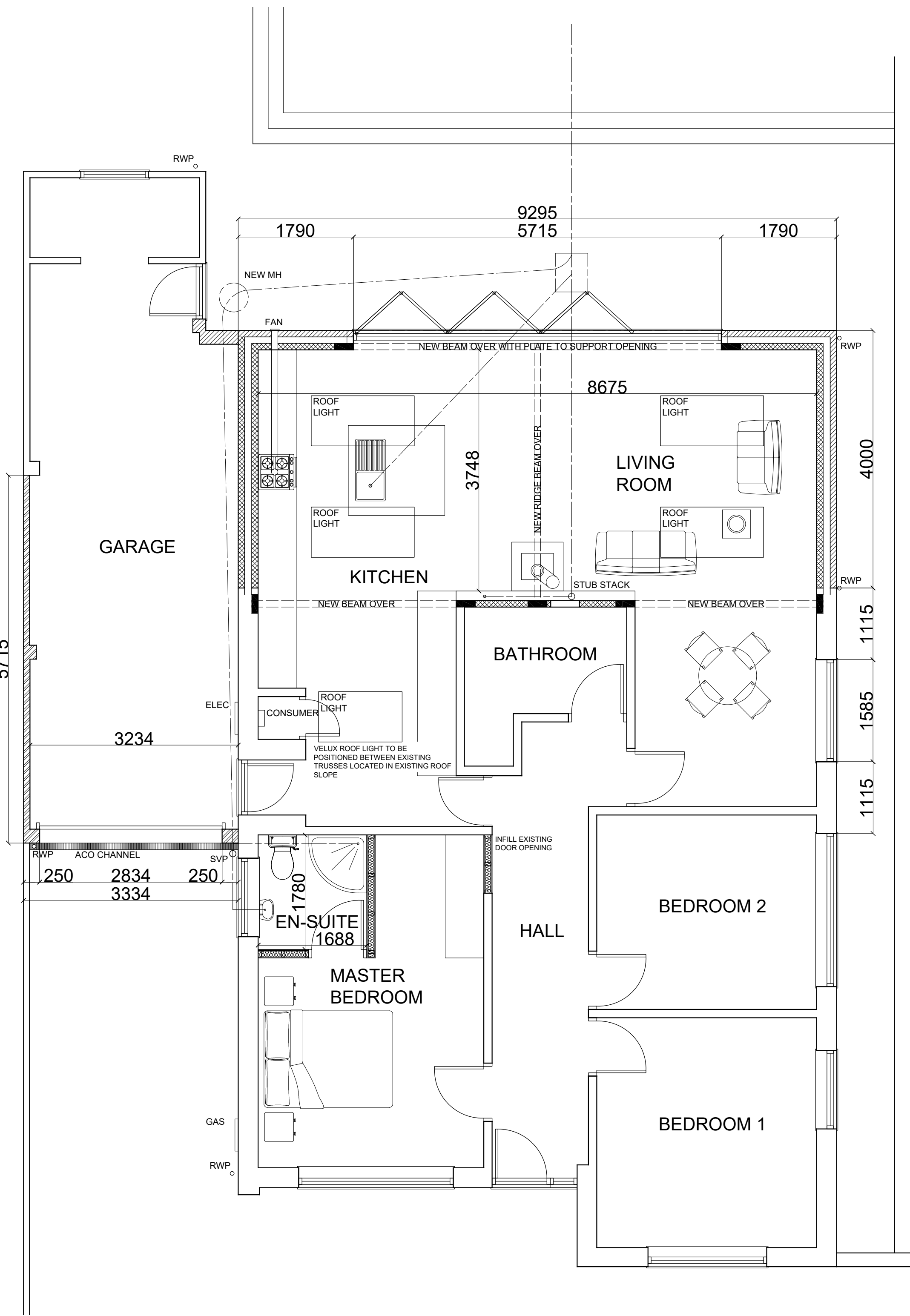
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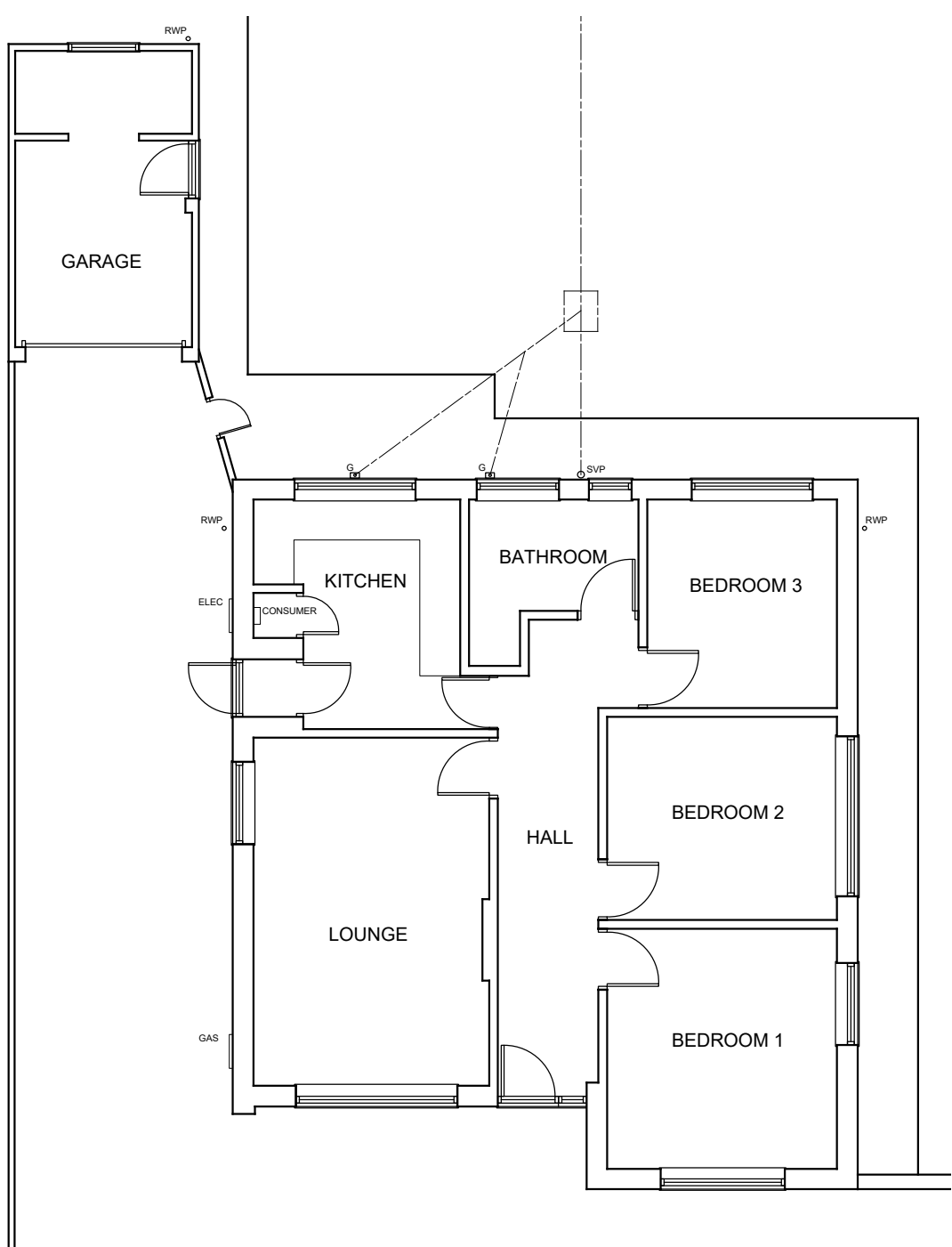
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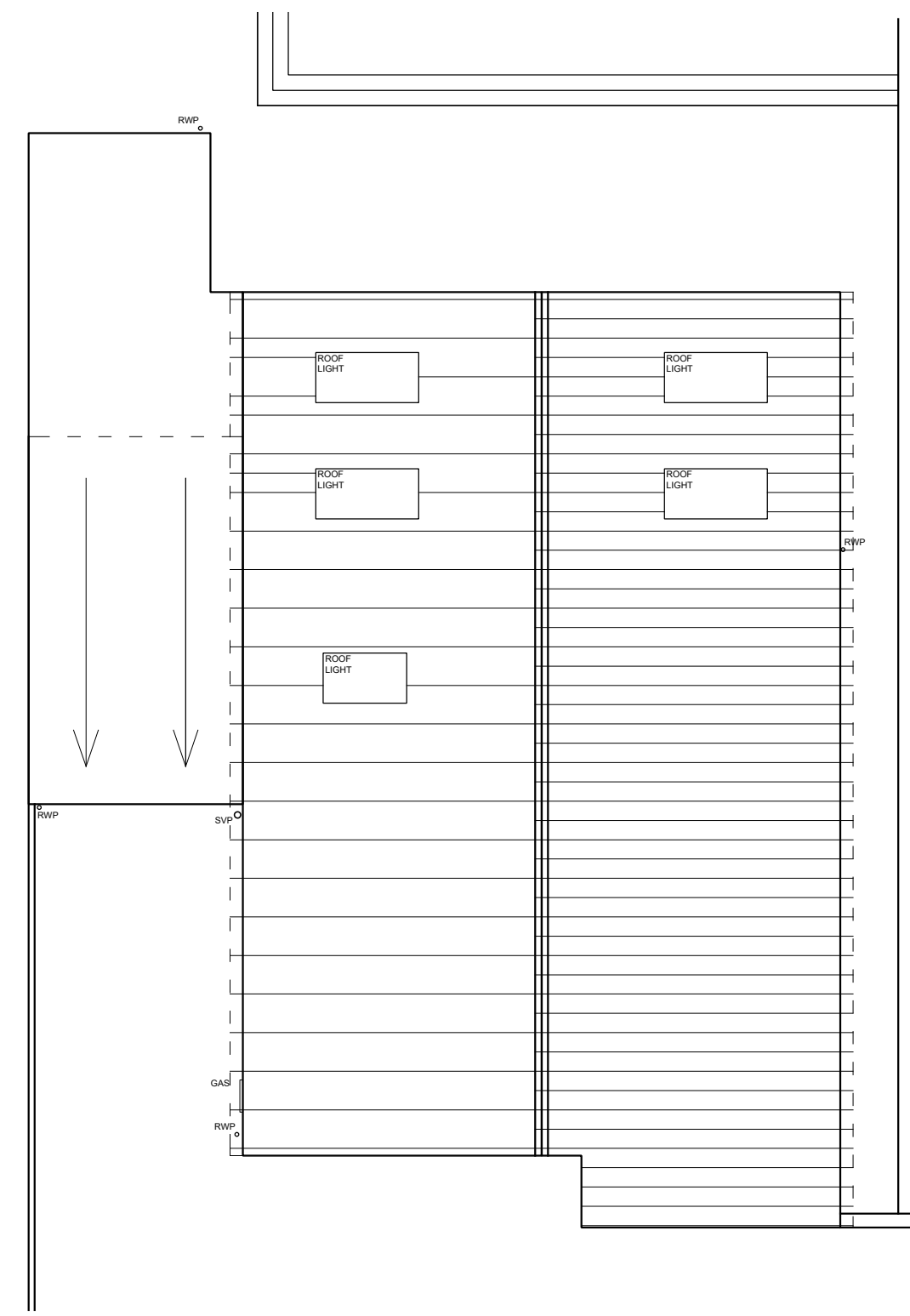
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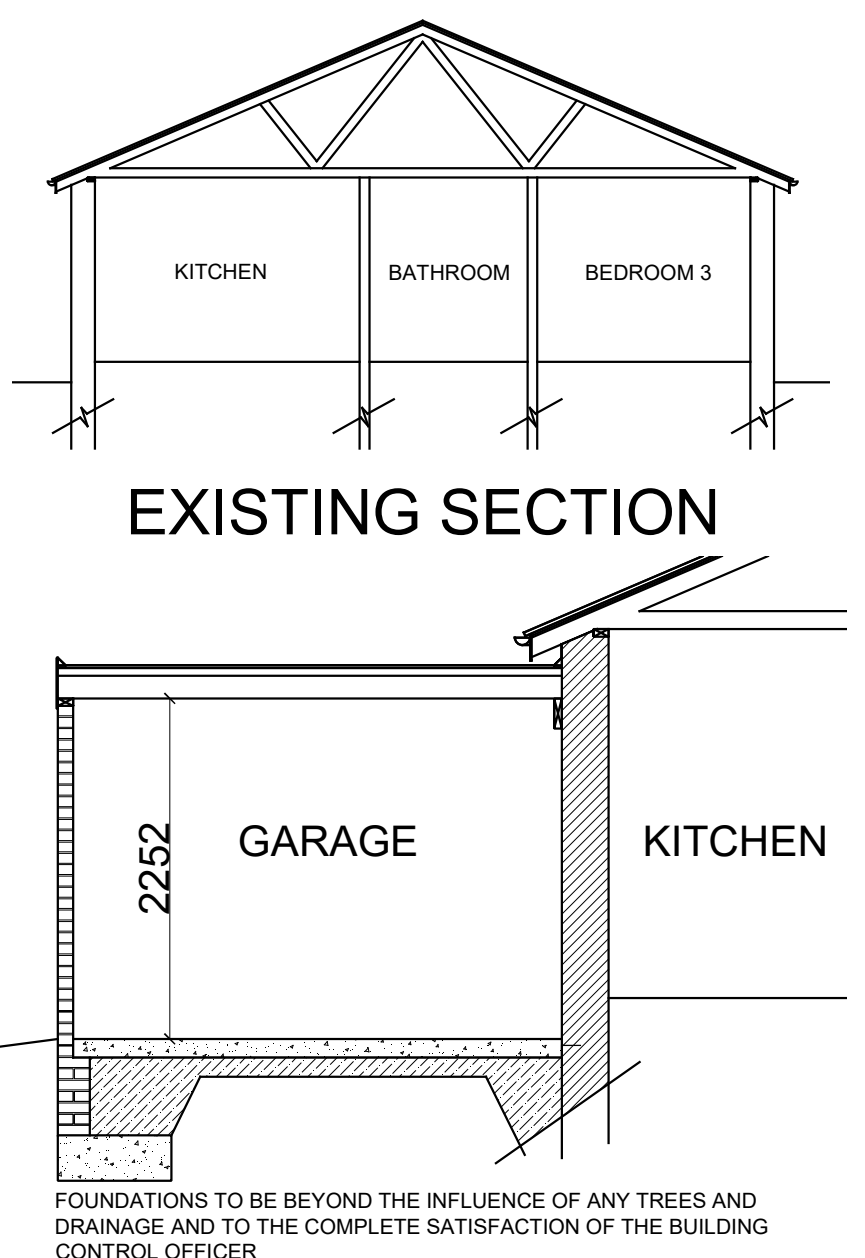
PROPOSED GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN

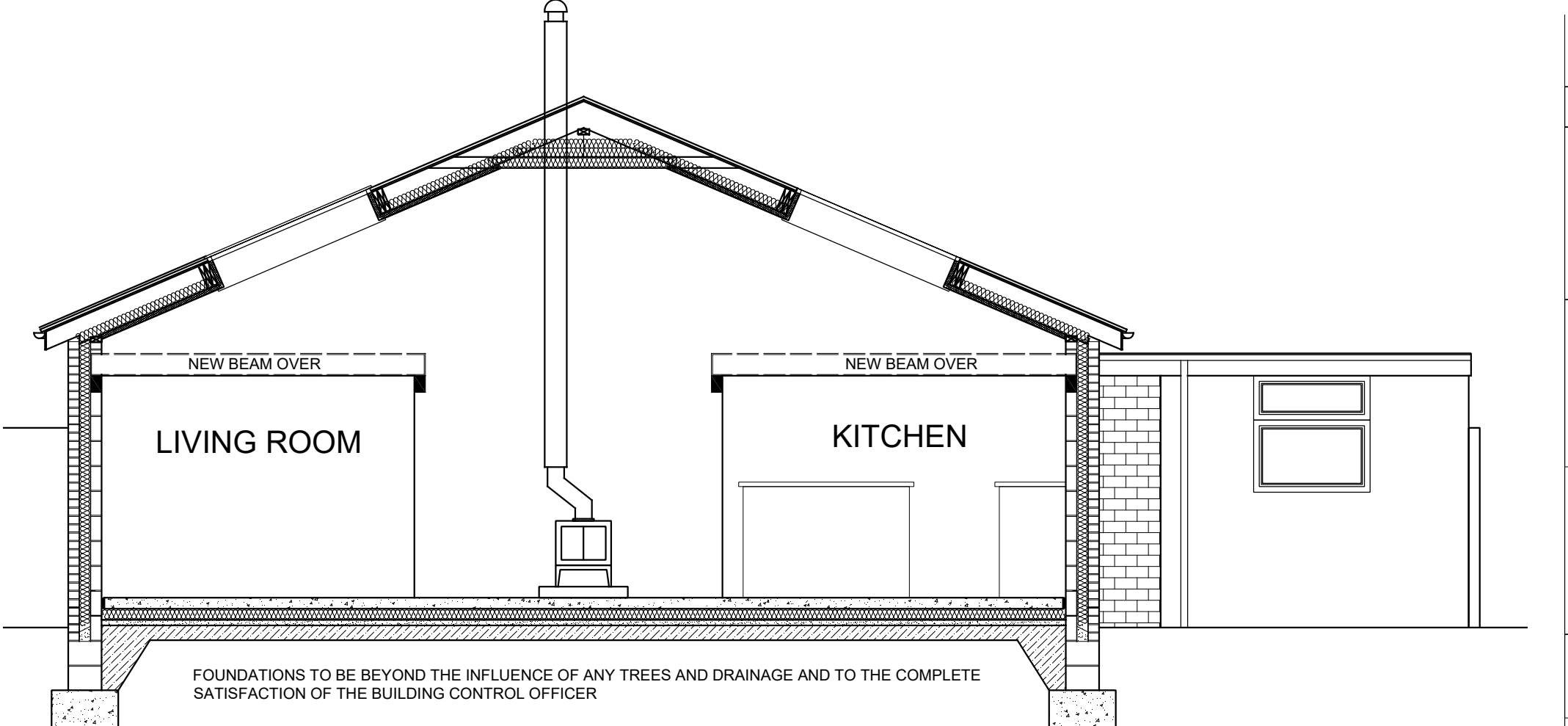


PROPOSED ROOF PLAN



PROPOSED SECTION A-A

and protected with Terram include weep holes to discharge above patio paving level into the ACO. All new pipe work to be insulated with foam equal in thickness to outside diameter of pipe. Make good all plaster finishes. All construction to be robust all new light fittings are to be energy efficient All electrical work is to be in accordance with part P of the Building Regulations. The installation shall be designed installed and tested by a competent person being a member of the competent persons scheme and shall issue a completion certificate in accordance with BS 7671. Provide a mains wired smoke/ heat detection and alarm system with a heat detector sited on the kitchen ceiling and smoke detector on the ceiling of the hallway all interconnected wired on the lighting circuit with battery backup. Combustion Appliance It is recommended that the installation of the stove and chimney system is carried out only by a qualified Hetas registered installer Free standing stove manufacturer supplier and flue system to be confirmed by client in consultation with HETAS engineer prior to commencement of work, combustion appliance to be sited on a non combustible structural hearth that projects 300mm in front of the appliance and 200mm to each side. Information essential to the correct application and use of the appliance and flue shall be permanently posted in the building. A notice plate including the following information shall be fixed next to the consumer unit. The location of the hearth, fireplace or the beginning of the flue. The category of the flue and generic types of appliances that can be safely accommodated. The type and size of flue, and the installation date. All as identified in approved document J coming into effect on 1-10-2010 paragraphs 1.54 to 1.58 the flue pipe from the appliance is to discharge into a twin wall insulated chimney which is to be separated from combustible material as it passes adjacent/ through the roof by the manufacturers fire stop component and no combustible material shall be within the minimum distance as designated in BS EN 1855-1 and the manufacturers details. No joints in the chimney or flue system shall be within the thickness of the wall or any roof. Combustion air shall be provided in accordance with the manufacturers instructions. The size of the flue in the chimney should be as the manufacturers recommendation for the appliance and type of fuel burnt but minimum 125mm diameter when circular Combustion air shall be provided in the quantity as part J and the manufacturers instructions and on the final choice of appliance. Chimney to terminate at a height above ridge as approved document J, and 1m above any opening within 2500mm. Chimney system to be securely fastened back to the existing structure. A carbon monoxide alarm must be installed in the room where the appliance is located on the ceiling at least 300mm from any wall or if it is located on a wall as high up as possible above any doors and windows but not within 150mm of the ceiling and it should be within 1m and 3m from the appliance. The alarm should comply with BS EN 50291-2:2001 and be powered by a battery designed to operate for the working life of the alarm. The appliance must be 75mm from the adjacent walls. Builder to discuss all necessary requirements and sanitary appliances with the client and agree provision prior to commencement of work. Gas safe engineer to examine the existing boiler and flue and advise the client as to the suitability of testing the flue vertically through the roof with a lead sleeve or renewing completely all to discharge in accordance with the guidance given in Approved Document J of the Building Regulations. Boiler not to be operated to discharge into the extension. All electrical work to be carried out in compliance with current addition of the IEE regulations with level of provision agreed with client prior to commencement. All electrical work to be carried out in accordance with part P of the Building Regulations. The installation shall be designed installed and tested by a competent person who is a member of the competent persons scheme and capable of issuing a certificate in accordance with BS7671 on completion of the work. All heating/plumbing work to be carried out by a suitable qualified gas safe engineer. The appointed installer shall check the system suitable for additional capacity and confirm any design requirements with client prior to commencement. All hot water pipes to be insulated with foam equivalent to outside diameter of pipe. Radiators to have thermostatic valves. All decoration and joinery items and fittings to be agreed with the client and builder prior to commencement of work. These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all manufacturers instructions and specification. All materials shall be suitable for the purpose that they are used for. The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authorities Building Inspector, whether or not indicated on the drawings or in the specification. These plans and details have been prepared for the purposes of obtaining Town Planning and Building Regulations approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations perceived omissions or deviations for written confirmation before being carried out on site. All dimensions are approximate and are to be confirmed on site, before project commences. All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the builder at beginning of the contract. Construction (Design & Management) Regulations 1994 - Applicable to all projects except work to a persons own house other than that carried out by the developer. The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulations. The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations. If the project is subject to the above regulations the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.



PROPOSED SECTION B-B

NOTES:
It is proposed to construct a rear and side extension to form an extended kitchen and family room attached garage and internal alterations at 41 Haverlands Lane Worsbrough
All existing foundations and lintols affected by proposal shall be exposed by developer for inspection by the Building Control Officer and are to be to his complete satisfaction or altered to be so. All boundaries to be confirmed by client and overall dimensions agreed with builder on site. No encroachment over the boundary. All services shall be considered strictly in accordance with utility providers legislation and codes of practice and resited to an outside wall as and when required under the applicable regulations.
Foundations: 1:2:4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. Foundations to be taken at least 900mm deep in clay below the invert level of any drains within 1m and beyond the influence of any tree roots all in accordance with NHBC guidance. The depth of the foundations are influenced by the existing kitchen and bathroom drain discharging to an inspection chamber approx 1300 mm deep to invert from higher garden level to a chamber at the rear of the garden. The garden area shall be reduced in level to continue the existing patio level for at least 4m in front of the extension. Foundations to be taken to invert level within 1m at right angles. And to invert where parallel within 1m. Full cavity wall width 7 Newton block to ground level. Brickwork to match existing to dpc level and thereafter Any eccentric foundation straps at least 2 to each section of wall between and adjacent the windows.
Roof: Concrete interlocking tiles as existing suitable for pitch and laid in accordance with manufacturers instruction ventilated ridge and propriety dry verges. All tiles and ridges mechanically fixed on 25mm x 50mm tile battens and 1 layer of fully breathable felt such that manufactured by Tyvek or Proctor 50mm x 200mm rafters at 400mm centres double rafter adjacent all velux supported onto a 225mm x 25 mm ridge board secured to a 50mm x 100mm wall plate bolted to a 203 x 102 RSJ as a ridge beam and birds mouthed over a 100mm x 50mm wall plates secured to the top of the blockwork. Provide additional support to the seat cut of each rafter with the short cranked section of a 30mm x 15mm x 600mm mild steel galvanized lateral restraint strap secured to the wall and under the seat cut bolt and dog both 50mm x 100mm ceiling joists to form a high level ceiling collar to each pair of rafters. Insulate horizontal ceilings with 150mm of fibreglass laid between the ceiling joists and 150mm across all ceilings to be 12.5mm plasterboard 5mm skim. Insulate between rafters on sloping ceilings with 150mm of kingspan insulation vapour barrier as kingspan Technical details. Code 4 lead flashings and soakers tray DPC to all abutments. UPVC fascia and soffits. Dry verge to eaves. During construction and prior to removing the block leaf the existing roof is to be braced in accordance with BS 5268 part 3 including 25mm x 100mm node nailing joint, bracing diagonal wind bracing ceiling and chord bracing. All to be carefully twice screwed to prevent sagging and all bracing secured to the wall and under the seat cut across 2 trusses. Install velux roof lights between the existing trusses over the kitchen. Velux to be in a lightwell framed between the existing trusses enclosed with 50mm x 75mm timbers 100mm Kingspan insulation 12.5mm plasterboard 5mm skim internal finish. Form a new window opening in bedroom 3 the depth of which is to match the adjacent window under an IG lintol design to clients instructions make good plaster finishes.
Windows: Double glazed UPVC windows with K or Low E glass and units that have a 16mm spacer between panes minimum u value to be 1.6wm²/c. All glazing in critical locations to be the safety glass to BS5206 and stamped accordingly. Critical locations are doors, windows, adjacent doors and any glass with 800mm of the floor. Opening lights to be 1/20th of the floor area and 800mm trickle vents. Provide mechanical extract to enclosed bathroom new en suite and kitchen discharging to external air at a rate of 30 l/sec cooker hood or 60 l/sec elsewhere and 30 l/sec respectively. Builder and Hetas engineer to ensure that the kitchen extract does not have an adverse effect on the combustion appliance and advise the client accordingly all spillage tests to be carried out as appropriate. Overall height of lintol doors to be manufactured to accommodate a 25mm spacer to the head of the frame to allow 25mm of kingspan insulation to the soffit of the steel then 50mm of the flange of the steel to prevent cold bridging. Builder and client to agree specification of bifold doors in terms of specification style supplier quality operation and pricing prior to commencement of work. Seal any openings enclosed by garage and compensate air grates on other elevations. The door enclosed by the garage shall be replaced with a 30 minute fire door self closing into rebates fitted with intumescent strips and smoke seals. Ensure a 100mm step up from garage to kitchen. Form a structural opening under a suitable IG lintol in the sidewall of existing bedroom 3 and fit a new UPVC window to match the existing. Make good all plaster finishes.
Drains: re site the existing inspection chamber outside the footprint of the extension and discharge the existing kitchen and bathroom wastes to it. Connect a 100mm Osma plastic pipe from the chamber to a position under the sink and discharge the sink waste to it through a sealed adapter Sink waste to be 38mm diameter with a 75 mm deep seal ant vacuum trap. Bathroom wastes to discharge to a new stub stack terminating with an air admittance valve above the level of the wash hand basin all boxed within the bathroom All drains to be lintolled over where wall cross. Drainage from the ensuite to be laid at the time of foundation excavation bed and surround in pea gravel to falls of 1 in 80. adjacent to the bed joint above that level.
Cold bridging: Builder and client to agree specification of bifold doors in terms of specification style supplier quality operation and pricing prior to commencement of work. Seal any openings enclosed by garage and compensate air grates on other elevations. The door enclosed by the garage shall be replaced with a 30 minute fire door self closing into rebates fitted with intumescent strips and smoke seals. Ensure a 100mm step up from garage to kitchen. Form a structural opening under a suitable IG lintol in the sidewall of existing bedroom 3 and fit a new UPVC window to match the existing. Make good all plaster finishes.
Garage: re site the existing inspection chamber outside the footprint of the extension and discharge the existing kitchen and bathroom wastes to it. Connect a 100mm Osma plastic pipe from the chamber to a position under the sink and discharge the sink waste to it through a sealed adapter Sink waste to be 38mm diameter with a 75 mm deep seal ant vacuum trap. Bathroom wastes to discharge to a new stub stack terminating with an air admittance valve above the level of the wash hand basin all boxed within the bathroom All drains to be lintolled over where wall cross. Drainage from the ensuite to be laid at the time of foundation excavation bed and surround in pea gravel to falls of 1 in 80. adjacent to the bed joint above that level.
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Garage boundary to be determined on site and the position of the wall as shown is indicative only extend the garage forward and attach to the existing dwelling, foundations to be as described above and no encroachment over the boundary. Walls to comprise 215mm brickwork to within 150mm of floor level 102.5mm brickwork and 215mm piers at maximum 3m centres terminating with a 215mm pier thereaffer. Floor to be laid to finish level with the existing comprising 100mm concrete sat on the remaining 100mm masonry of the external wall travelled smooth with a steel float on 1200g dpm 50mm of sand blinding and at least 100mm of compacted limestone connect existing to proposed with furfix profiles re build section of rear wall as shown. Roof to line through with existing comprising 12.5mm limestone chippings bed in bitumen on 3 layer of built up felt bonded to a base layer fastened to 18 mm WBP sheathing plywood, firings to match existing and 50mm x 150mm joists at 400mm centres Secure every other flat roof joists 600mm down the masonry with 30mm x 5mm mild steel galvanized holding down straps. Front door set to be as agreed with client prior to commencement Rain water goods to match existing turn the felt up the existing and proposed bungalow wall minimum 150mm and point into the bed joint above that level.
Alterations any affected services to be resited as utility providers legislation Remove the existing lounge doorset and make good the opening in 50mm x 75 mm studding and 12.5mm plasterboard 3mm plaster finish, form a new opening from the hallway into the proposed bedroom under a Monks concrete lintol fit door set to clients instruction and plaster finish partition the bedroom to form an ensuite all internal stud partitions to comprise 12.5mm plasterboard 5mm skim either side of 50mm x 75mm studs fully filled between with 10kgm³ for sound insulation
Remove the existing rear gable wall leaving the blockwork inner leaf that encloses the bathroom and existing roof space providing ridge beam support clean the remaining cavity face and plaster finish. Support the blockwork across the kitchen and dining with structural steel in accordance with engineers details all above ceiling level Counterbatten and re board ceilings as required 12.5mm plasterboard 3mm skim to achieve a level finish without down stands and steps between existing and proposed. Excavate to form a patio to extend minimum 4m from the rear wall of the extension inclusive of the side paths in width. Build a perimeter patio garden retaining wall minimum 215mm in width at 500mm high and steps on a concrete foundation as above and pave in accordance with clients instruction include for ACO drainage channels around the perimeter of the patio and discharge to a soakaway as described by a perforated land drain at the rear of the wall surrounded in gravel

REV	DESCRIPTION	DATE	DWGN
JDS DESIGNS LTD DESIGN & BUILD SERVICES LTD TEL - 01752443730 EMAIL - JDS.DESIGNS@GMAIL.COM			
PROJECT TITLE PROPOSED SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS AT 41 HAVERLANDS LANE BARNESLEY			
DRAWING TITLE EXISTING AND PROPOSED			
PROJECT NO.	2017.00200.000	DWG NO.	01
SCALE	1:50 / 1/50	REV.	-