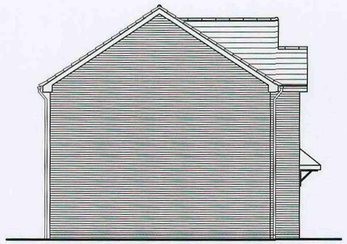
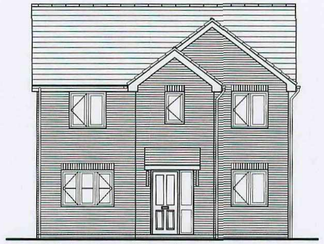


Exisitng Rear Elevation



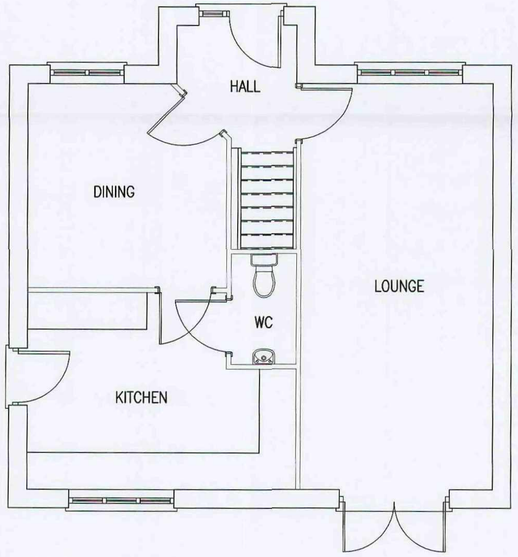
Exisitng Side Elevation



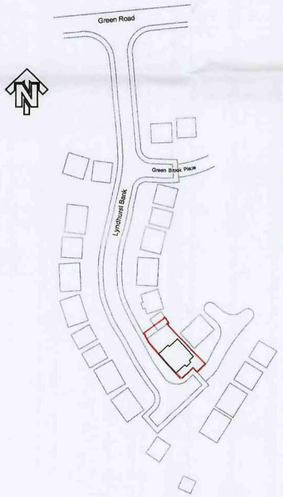
Exisitng Front Elevation



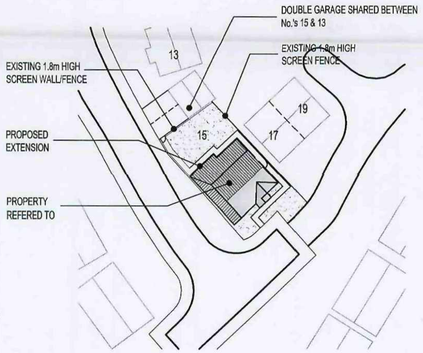
Exisitng Side Elevation



Existing Ground Floor Plan



Location Plan 1:1250



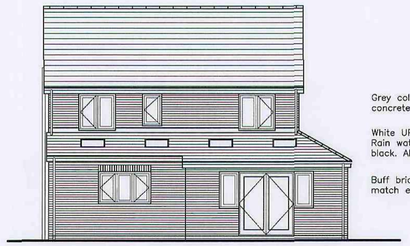
Site Layout 1:500

Rev.		Date

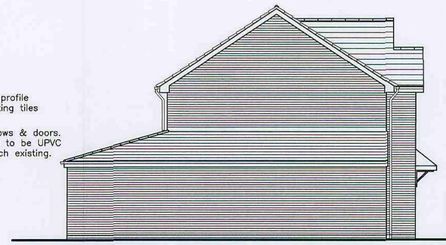
Proposals:
SINGLE STORY REAR/SIDE EXTENSION

Address:
15 LYNDHURST BANK, PENISTONE, SHEFFIELD S36 6ER

Date:	Plan No.	Rev.
JUNE 2009	01	-
Scales: 1:50 / 1:100	PLANNING / BUILDING REGULATIONS EXISTING ARRANGEMENT / SITE - LOCATION PLAN	



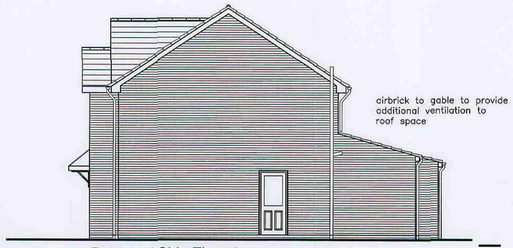
Proposed Rear Elevation



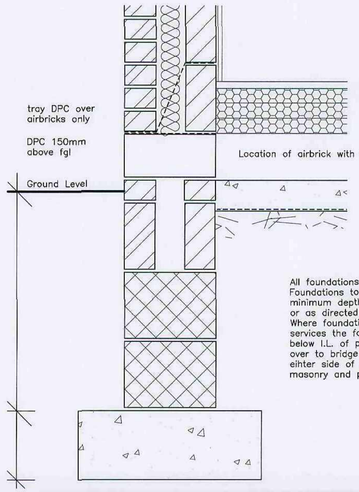
Proposed Side Elevation



Proposed Front Elevation

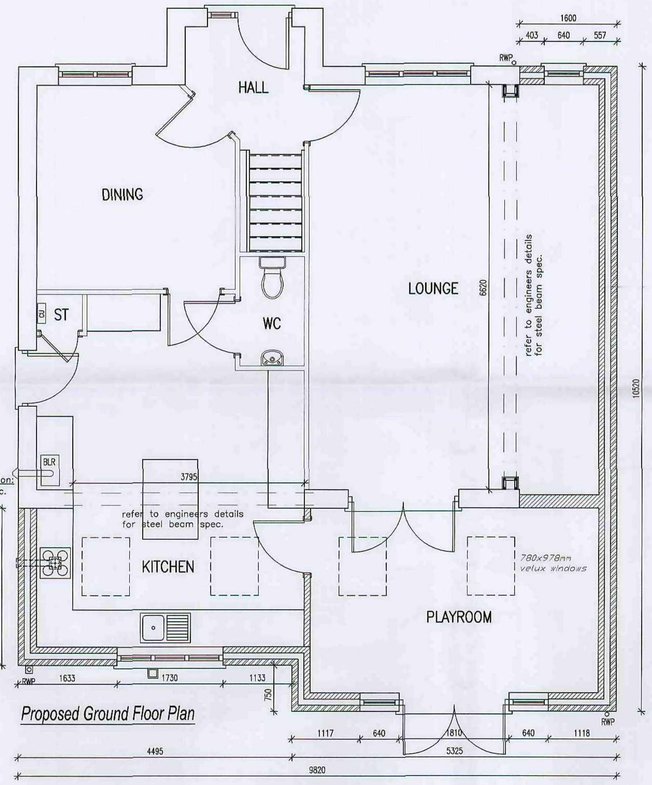


Proposed Side Elevation

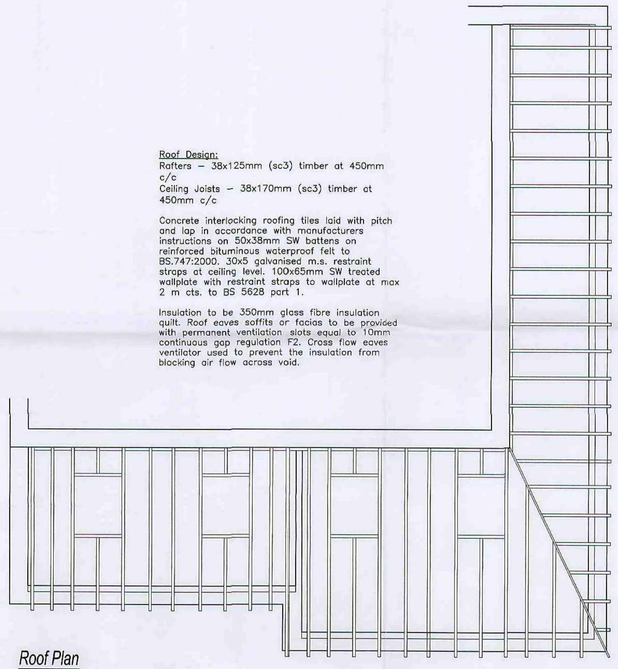


SD.03
Timber Ground Floor Construction

Ground Floor Joist



Proposed Ground Floor Plan



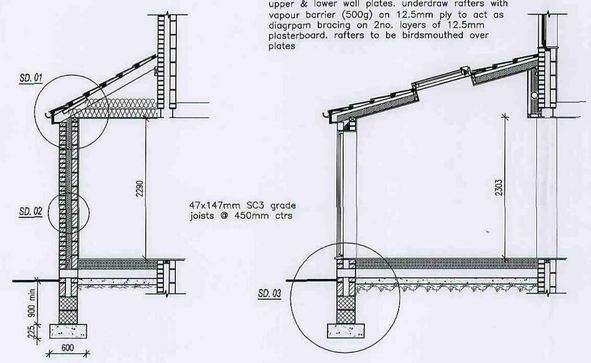
Roof Plan

Roof Design:
Rafters – 38x125mm (sc3) timber at 450mm c/c
Ceiling Joists – 38x170mm (sc3) timber at 450mm c/c

Concrete interlocking roofing tiles laid with pitch and lap in accordance with manufacturers instructions on 50x38mm SW battens on reinforced bituminous waterproof felt to BS.747:2000. 30x5 galvanised m.s. restraint straps at ceiling level. 100x65mm SW treated wallplate with restraint straps to wallplate at max 2 m cts. to BS 5628 part 1.

Insulation to be 350mm glass fibre insulation quilt. Roof eaves soffits or facias to be provided with permanent ventilation slots equal to 10mm continuous gap regulation F2. Cross flow eaves ventilator used to prevent the insulation from blocking air flow across void.

Mechanical air extraction:
A minimum of 30l/sec. min. air extraction in kitchen when incorporated into cooker hood. 60l/sec where located seperatly in external wall or ceiling.



Plumbing & Drainage:
Surface water – Hepworth or similar 112mm UPVC gutters, brackets and fittings. Down pipe to be 75mm dia.

Foul water drainage – The exisitng drain locations are assumed. The builder to expose on site and agree any necessary amendments with Building Inspector. Any manhole enclosed by the extension to have a double seal mechanically screwed cover.

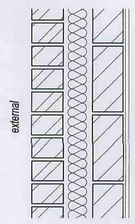
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls.

All new surface water to be taken to a soakaway a min. 5m from any building.

All new drainage and protection details to existing shall be agreed with Building Inspector.

All internal drainage to connect into new svp. in turn which is connected to foul drain.
Pipe sizes – basin 32mm up to 1.7m ren. Sink/bath 40mm up to 3m run, 50mm up to 4m run. WC 100mm. Seperate connections and 75mm deep seal traps. External stack to terminate 900mm above any opening light within 3.0m with suitable cage.

Lintols:
All door/openings/windows to be 'Catnic'. size and type as agreed with Building inspector. Endbearing to allintols to be 150mm



SD.02
External Wall Construction 1:10
(full fill cavity)

External Wall Construction to comprise of:–

102mm facing brick buff in colour

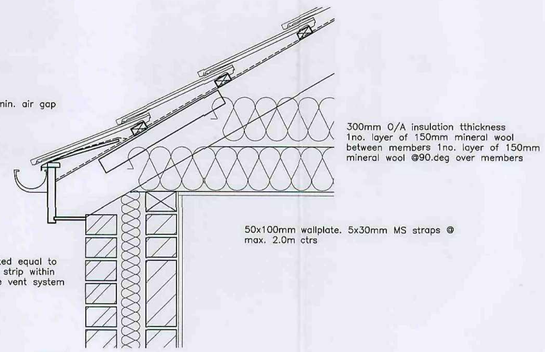
100mm cavity filled with blown fibre cavity wall insulation (thermal conductivity 0.039W/mK)

100mm concrete block (thermal conductivity 0.15W/mK / Density 600Kg/m2 / Strength 4.0N/mm2) mortar designation (iii) to BS5628 pt1.

12.5mm plaster board on dabs to internal face with skim finish.

Connection of new to existiong walls to be achieved by bico bonding or proprietary fixing system.

Stainless steel wall ties to be provided at 750mm c/c horizontally and 450mm c/c vertically staggered. Tie to be at 225mm centres at window and door jambs and other openings.



SD.02
Eaves Detail 1:10

Notes:

All dimensions must be checked on site and not scaled from this drawing.

Scope of works
Construction of a single storey extension comprising of kitchen play room.

These plans and details have been prepared for the purpose of providing information to the Local Authority to assist them in determining approval of Building regulations.
These notes and details indicated and this drawing are to be checked and verified by the contractor at the time of pricing and prior to commencement, the builder shall satisfy himself that all details and dimensions are correct.

Heating:
All works to existing central heating system to be carried out by comptant person registered with an authorised corgi certification scheme.

All new radiators to have thermostatic control valves.

Pipework is to be insulated in floors, roof and within 1m
of cylinder => 0.045 w/m k.

Electrical Installations:
Electrical installation to be in accorance with BS7671 2001 and undertaken by a competent person registered with an authorised electrical certification scheme.

DPC:
Cavity trays, horizontal and vertical DPC in 2000 gauge polythene to BS 6515 to all openings in external walls and wall/roof abutments. All DPC and DPM to be continuous. Flashings and sookers to be milled lead sheet code No. 4. All cavity trays to be provided with weep holes. Vertical DPC's to the reveals of bay windows are to connect with the back of the window frame.

Lateral Restraint to floor/roof:
Galvanised mild steel strap 38x5mm thick @ max. 2m c/c to joists and rafters spanning 3 joists with solid noggings

Doors/Windows:
Windows to be standard double glazed UPVC to BS 1186 part 1 1971, low 'E' or 'K' glass double glazed units with Min U–value of 1.8W/m²K, unless otherwise specified.

New windows to have opening lights to provide ventilation to all rooms, and in habitable rooms to be 1/20th of floor area. Trickle vents to provide 8000mm2 per habitable room.

Rev.		Date
	RECEIVED 11 JAN 2010 CORPORATE MAILROOM	
A	velux windows added to kitchen/family room	17.08.09

Proposals:
SINGLE STORY REAR/SIDE EXTENSION

Address:
15 LYNDHURST BANK, PENISTONE, SHEFFIELD S36 6ER

Date: MAY 2009	Plan No. 01 Rev. A
Scales: 1:50 / 1:100	PLANNING / BUILDING REGULATIONS GENERAL ARRANGEMENT