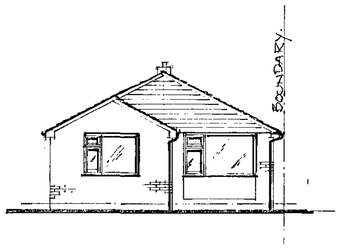
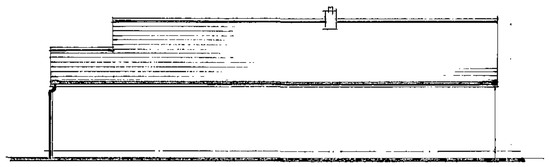


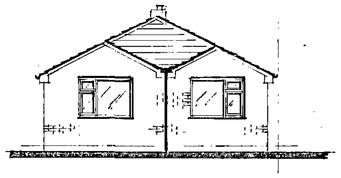
## Existing Side Elevation On 1




## Existing Front Elevation On 2



## Proposed Side Elevation On 1



## Proposed Front Elevation On 2

**Scope of Works**

**General.**
Works to bungalow.
Construction of a front infill bedroom extension.

**Notes.**
**General**
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on these drawing drawings 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.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
His price shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be required..
Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996 . The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

**Foundations**
All concrete to be grade C35
Foundations to be 600mm x 225 mm deep.
Placed 1000 mm below fgl. Or as directed by the Building inspector.
Where foundations cross drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.
Any eccentric foundations to be 750 x 450 thk reinforced with 2 layers B783 mesh 50mm cover to all faces.
It is assumed that the ground conditions facilitate the use of traditional strip foundations.
The building Inspector to advise otherwise.

**U Values**
The builder shall ensure that the following values are achieved.

| | |
|---|---|
| Pitched roof insulation | |
| *at ceiling level* | *0.16w/m2k* |
| Walls | 0.28w/m2k |
| g.f. | 0.22{with P/a 09} |
| Windows / doors | 1.6w/m2k |

All roof and wall insulation to be continuous.

**Roof design.(Trusses.)**
The roof shall be of timber construction all as per supplier's calculations. Calculations to be supplied to building control for approval a min of 28 days prior to commencement on site.
Trusses to be at 600 mm c/c
Fixing of roof timbers to vertical walls to 6 x 2 timber wall plate fixed to wall by m12 at 600 c/c
or to horizontal wall plate
Valleys or connection of roof to walls to have 5 lb lead flashing.
Artificial stone tiles, appearance to match adjacent properties, on timber tile battens of 40 mm x 19 mm c/c to suit tile type on sarkin felt.
Roof shall ensure a continued air flow. Soffits shall be fitted with vents or a 25 mm gap with bird mesh.
Ridge vents shall be fitted where necessary and as directed by the Building Inspector.
Roof to be suitably wind braced to appendix A of BS 5268 PT 3.
100 x 65 sw wall plates secured to brickwork with galv steel straps @ 1800 c/c

**Valley gutter**
200 x 100 galvanised gutter bedded in mastic on 12mm marine ply trough sat on 75 x 50 ladder frame. Lead flashed up roof slope.
Timber wedges to both sides

**Roof Insulation.**
**Above ceiling joists/ roof voids.**-A min of 300 mm rockwool to be provided within the roof space. 150 between joists and 150 mm over joists at 90 degree.
Min 50 mm min air flow required between insulation and roof covering.

**Lateral Restraint to floors / gable roof**
Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid noggins at 450 c/c down cavity.

**Roof Ventilation.**
Ridge ventilation to be equivalent to a continuous gap strip of 5 mm.
Eaves to be equivalent to a continuous gap strip of 25mm.

**Plumbing and Drainage.**
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.
**Surface water drainage**
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls
Surface water – 1:100
**All new surface water to be taken to a soakaway a min of 5m from any building**
All drainage and protection details to existing shall be agreed with the Building inspector.

**Windows.**
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating .
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open light.
Safety glass(stamped accordingly) to be provided to all critical areas.- Door and panels 1.5 m from ffl. Or windows within 800 mm from ffl.
Trickle vents to be provided to all new windows 8000 mm2 min.

**DPC's**
To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Under lintols
Above all air bricks

**Electrical Installations.**
All installations to be subject to certification under the "competent persons scheme"
Qualified to a min of Part P
A certificate shall be supplied on completion of all electrical works
Lighting –75% to be low energy.

**Means of escape.**
New windows to have a clear opening of 750 mm x 450 mm and max 1100 from floor height.
1 No self contained operated smoke alarm to BS 5446 Part 1 to be installed. Smoke detectors interlinked and located as indicated on the drawing.
All detectors to be a min of 300 mm from any wall.
Interconnected & wired to a separated fused circuit. Battery back up required.

**Heating.**
Existing gas central heating system to be extended as appropriate by a competent corgi registered contractor
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe.
Radiators to have thermostatic valves.

**Lintols**
**Structural steel Beams are required as shown refer to calculations**
All door/ openings / window lintols to be "Catnic" . Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.

**Walls**
**Internal skin**
100 mm Thermolite shield or similar blockwork
**Cavity**
For 100 mm air gap filled with 25 gap + 75 kingspan k8.
Wall insulation to extend 150 mm below the top of the floor insulation.
Cavity to extend full height up into roof space.
Cavity fill of weak mix conc to be no higher than 225 mm below highest dpc
Cavity to be sealed at eaves with insulated cavity closer incorporating a vert dpc.
**All cavity wall returns to be 655 mm minimum.**
Insulated cavity closers to be provided to all reveals.

**External skin**
100 Brickwork to match existing.
Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c , every block depth to reveals.
Weep holes to be provided where applicable.

**Facia / soffit boards**
From 25 mm x 250 mm or similar
In timber or pvc. provide air vents as described.

**Radon Barrier**
Where Radon Barrier is required visqueen to be 2000 g with all joints overlapped and gas taped and all penetrations thro to be sealed. This to continue thro the external leaf with tray dpc. On suspended timber floor visqueen to be placed under oversite conc.
For category 1 land fill sites use gas membrane such as Monarflex or similar

***Timber Ground Floor***
47 x 150 {sc 3 } softwood joists at 400 c/c with herringbone strutting at mid span. 19 mm T & G floor grade particle board {EN 312-5} screwed to joists or 19mm T&G floorboards {BS 1297} 150 mm fibre insulation to be provided between joists.
Joists to be built into walls or attached to joist hangers. Ends of joists where built in to be treated.
Provide oversite concrete on 1200 g visqueen.
Provide 150mm between conc and u.s. of joists.
Airbricks required to all sides of extension at 900 c/c
Any sleeper walls to be honeycombed to allow ventilation

NOTES:

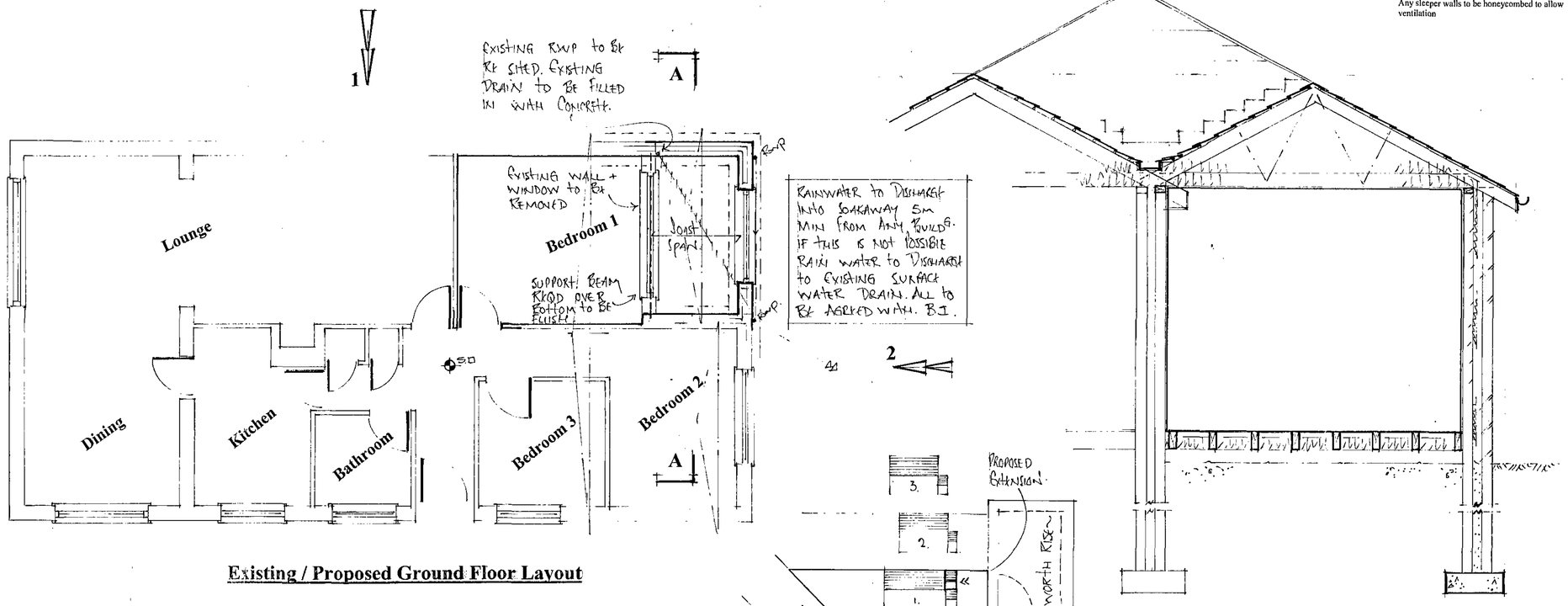
All dimensions must be checked on site and not scaled from this drawing.

***General***
Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.
**Any details indicated on the calculations shall override any details shown on this drawing.**

**Construction (Design and 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 regulation.
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 regulation* 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.

| | Date | Revisions |
|---|---|---|
| E | | |
| D | | |
| C | | |
| B | | |
| A | | |

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## Existing / Proposed Ground Floor Layout

## Block Plan
1 : 500




## Section On A - A

**1 Chatsworth Rise**
**Dodworth**
**Barnsley**

Client
**Mr and Mrs Peter Hayman**

Job Title
**Single storey front infill bedroom extension.**

Drawing Title
**General Arrangement / Elevations.**

Scale
**1 : 50 1 : 100 1 : 25**

Date **9.12.10** | Drawn by **Steve Camps**

Drg. No. **PH / 01** | Rev.

594 x 841mm A1