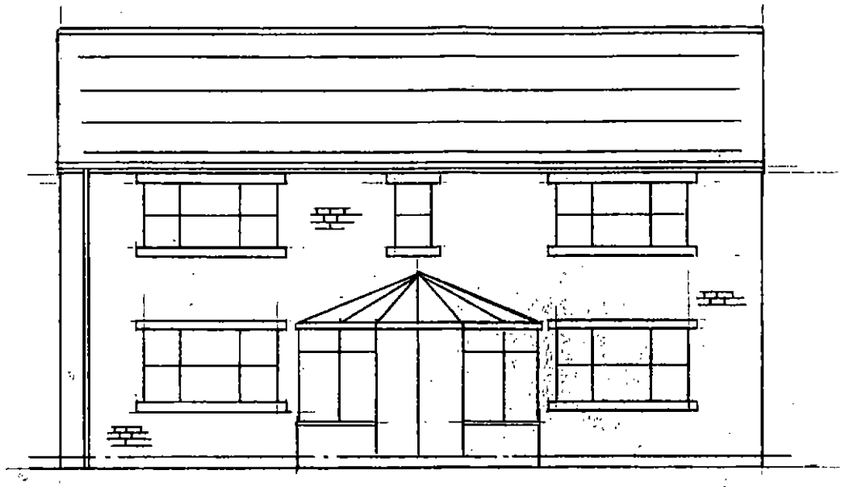
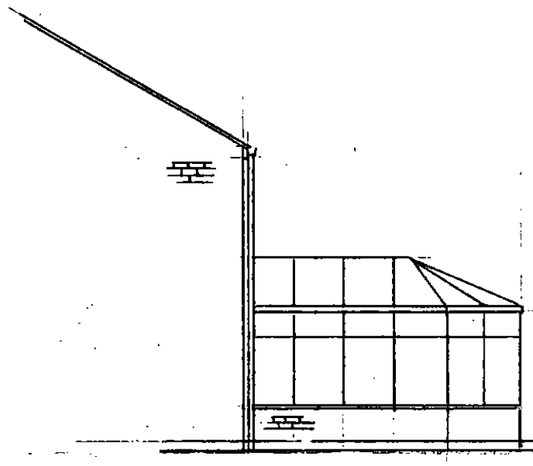
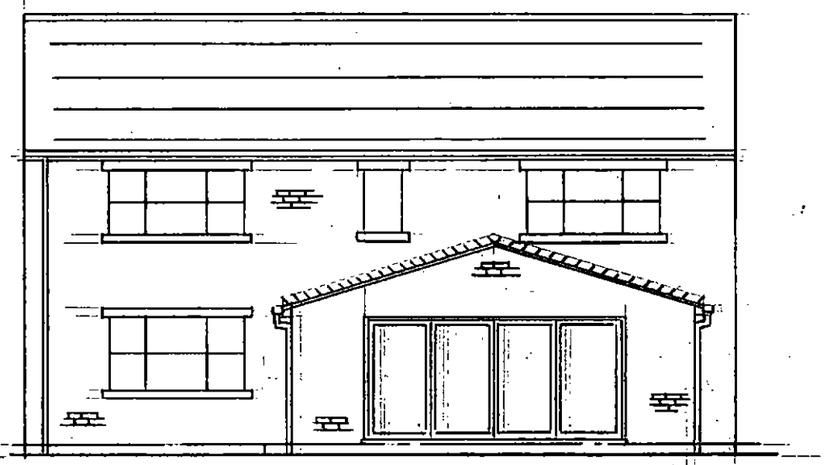


EXISTING REAR ELEVATION

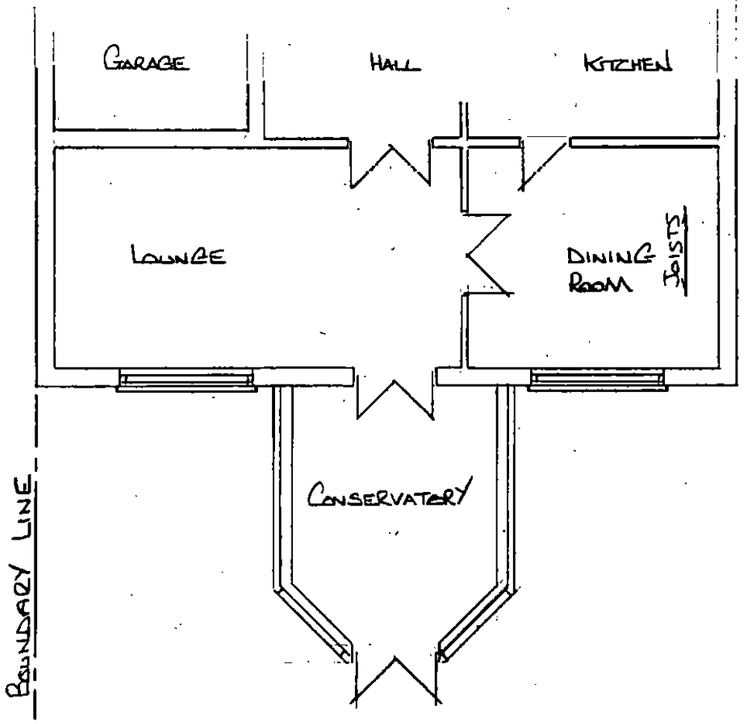


EXISTING PART REAR GABLE ELEVATION FROM N° 11

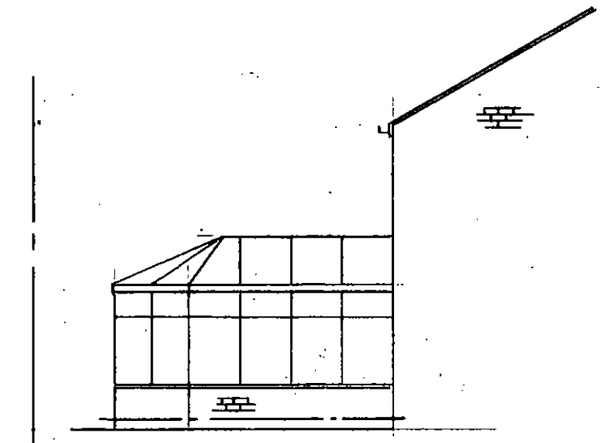


PROPOSED REAR ELEVATION

TAKE OUT EXISTING WINDOW. LINTEL AND BWK TO FORM NEW OPENING. SUPPORT OVER WITH 2N° UBs (SEE CALCS)

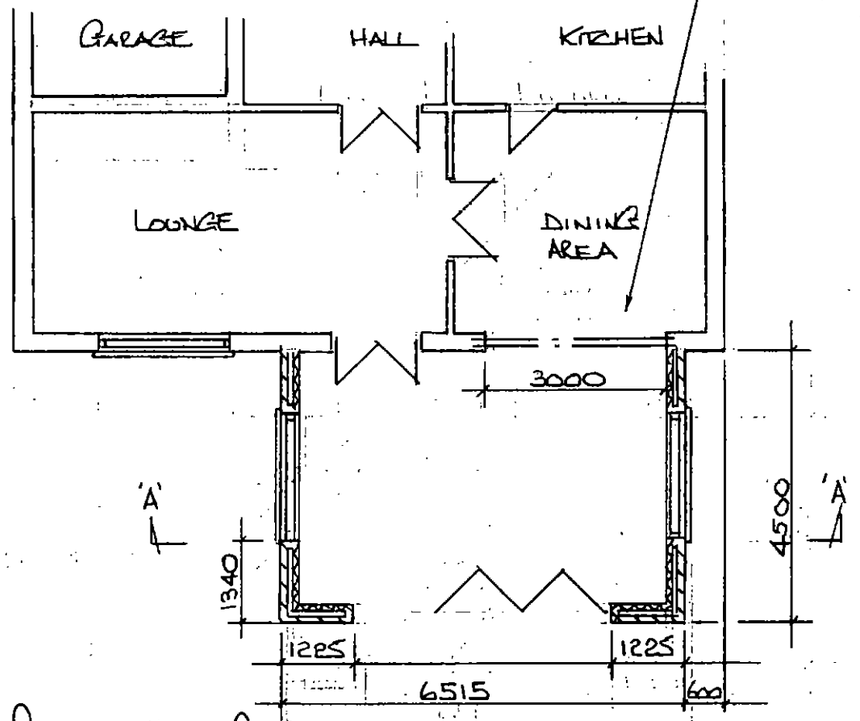


EXISTING REAR PART GROUND FLOOR PLAN



EXISTING PART REAR GABLE ELEVATION FROM N°9

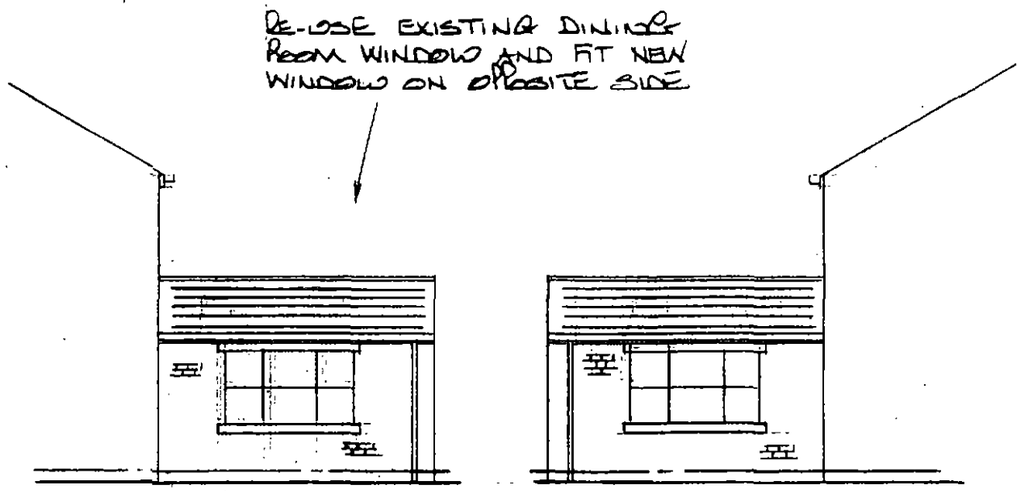
BOUNDARY LINE



PROPOSED REAR PART GROUND FLOOR PLAN

PROPOSED REAR GROUND FLOOR EXTENSION TO 10. LONDHILL FARM MEWS. HEMMINGFIELD. BARNSLEY

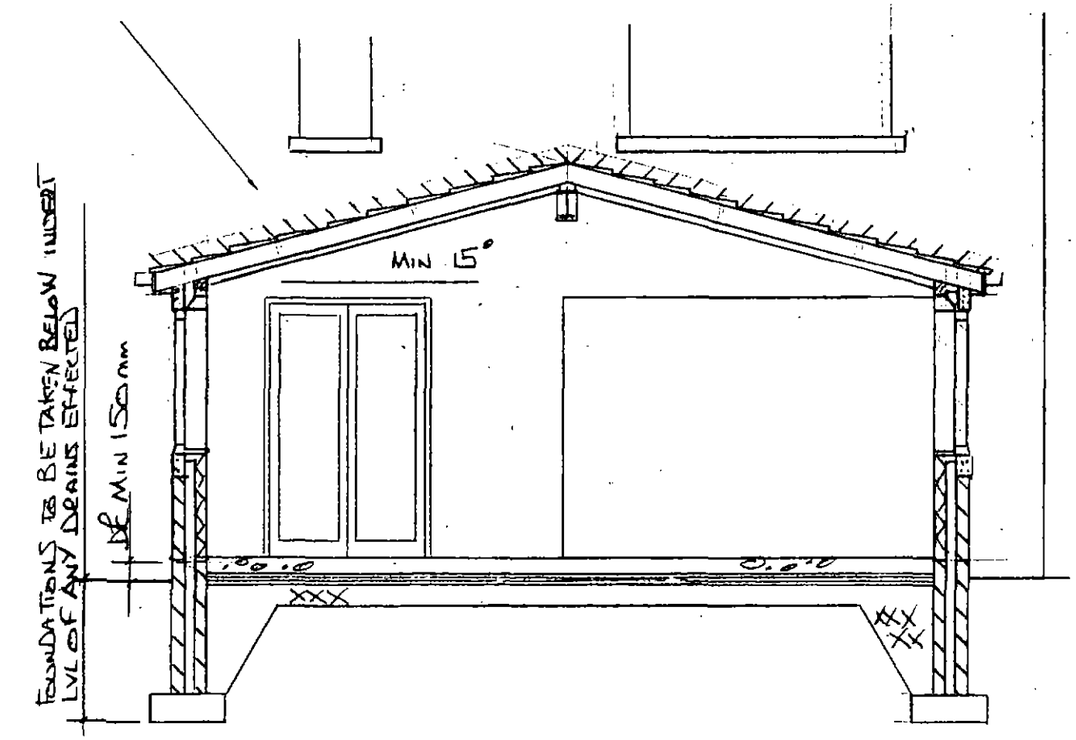
1:100



PROPOSED PART REAR GABLE ELEVATION FROM N°11

PROPOSED PART REAR GABLE ELEVATION FROM N°9

CODE 4 LEAD FLASHING DRESSED INTO BWK WITH MIN 150mm UPSTAND



SECTION 'AA' (1:50)

1:100

All dimensions and levels to be checked and verified on site, any discrepancies to be reported before work commences.
Regs- The project to which this drawing applies should if applicable be undertaken in full compliance with the CDM regulations (2015) and under the control of a client appointed supervisor.
Party wall act- Client to comply with Party Wall Act 1996 and ensure written notification is issued to neighbours prior to commencement of work when carrying out work to a party wall or structure including: Excavations within 3m of an existing structure where the foundations will go deeper than the adjacent foundations, or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
Support of a beam.
Insertion of a DPC through a wall.
Raising a wall or cutting off projections.
Demolition and rebuilding.
Underpinning.
Insertion of lead flashing.
Legal boundaries to be confirmed by the owner before work commences. The boundaries shown are believed to be accurate, but it is the responsibility of the parties sharing the boundaries to agree the position before the work commences, as neither the agent nor the builder can be held responsible for establishing the boundaries. No part of the construction or work should cross the boundary without the written authority from the adjoining owner.
An explanatory booklet can be obtained free of charge from www.gov.uk/party-wall-etc-act-1996-guidence.

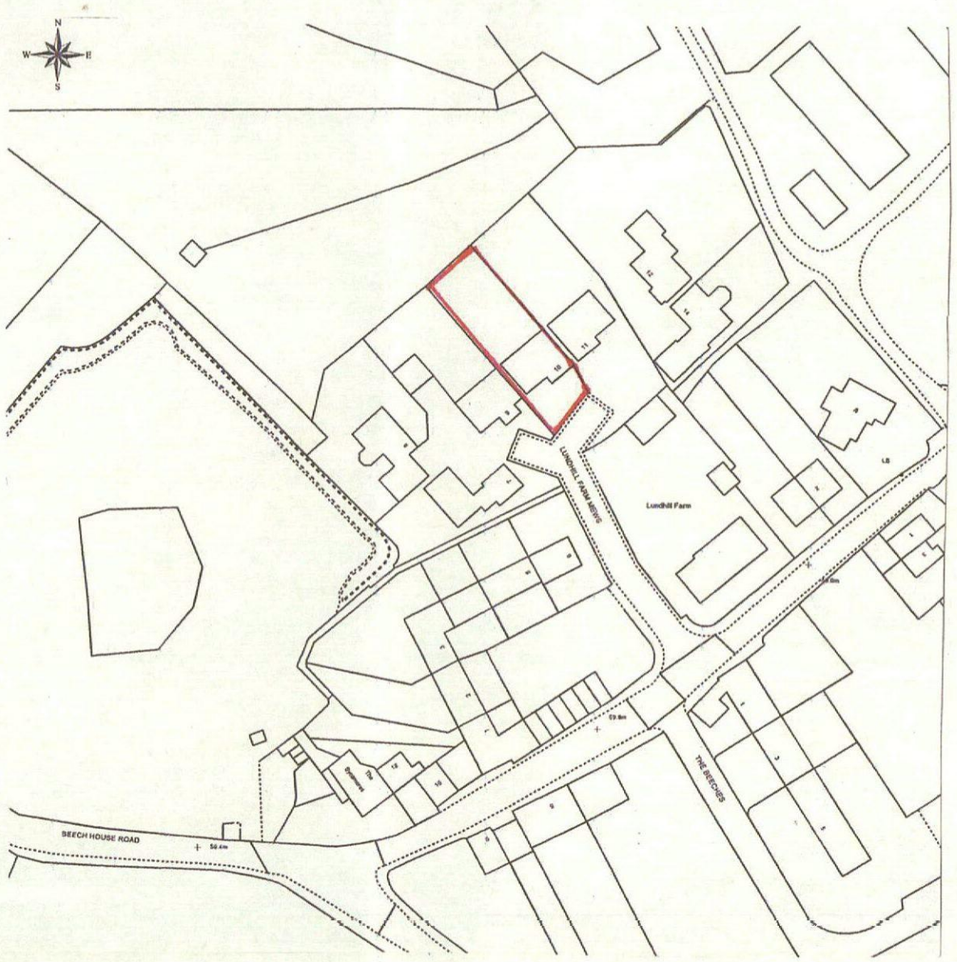
Foundation- 600mm x 225mm concrete strip with 2no layers of A252 mesh top and bottom subject to min 50mm cover to steel(if required), subject to building inspectors approval.
All foundations to be taken down to an approved depth required by building inspector, subject to a min of 450mm frost cover and min 1000mm in shrinkable subsoil. Depth of excavation to be lower than invert lvl of any adjacent drainage effected. Where foundations are to be stepped, the overlap should be twice the height of the step or the thickness of the foundation or 300mm, which ever is greater.

Wall construction- 102.5mm facing bwk to match and be consistent with existing, 100mm cavity filled with 100mm crown Dritherm batts, 100mm thermalite blockwork inner leaf faced with 12.5mm plasterboard and skim on dot and dabs to achieve U value of 0.28w/m2k, sec eng bwk below dpc lvl with weak mix concrete cavity fill to min 225mm below dpc lvl or use concrete foundation blocks. S/S ties @ 5/sqm and 225mm vertical to unbonded jambs. All reveals, heads and cills to be insulated with thermabate cavity closes. All bwk and blockwork to be suitably bonded to existing(toothed every other brick or use furfix or similar approved profiles). All cavities to be continuous and min external returns to be 665mm.

Dpc- to be 2000g to walls min 150mm above g/f lvl, vertical dpc's and weather checks to all to all external openings.

Ground Floor construction- Self levelling screed on 100mm thick concrete slab, on 120mm kingspan or similar insulation, on visqueen 2000g DPM on 150mm sand blinded clean , dry hardcore, 25mm kingspan or similar insulation to perimeter of floor edge, floor construction to achieve U value of 0.22 w/m2k, new cavity wall to incorporate cavity tray radon barrier at ground lvl, floor lvl to be consistent with existing.

Roof construction- Slate tiles (Marley Eternit) to match and be consistent with existing in colour and texture etc and be suitable to be laid @ min 15 degs (to be checked by builder prior to ordering) on 25x50mm treated sw batterns @ pitch to suit tiles on TYVEK or similar breathable roofing



LOCATION PLAN (1:1250)

membrane. 47x150mm C16 grade rafters @400mm crs seated on 50x100mm sw timber bolted to U/B @ ridge (see calculations re steelwork and padstones.) and fixed / birdmouthed to 75x100mm sw wall plate. Rafters to be anchored to walls with 1000x30x5mm gms straps taken down 6 courses of brickwork, anchors to span 3 rafters @ max 1500crs, solid noggins where straps are used.
'OPEN' ceiling to have additional skin of 12mm ply screwed to U/S of rafter to act as a GUSSETT. Insulate between rafters with 100mm Kingspan TP10, fix Kingspan TW56 to U/S of rafter with skim finish. (Insulation to be fixed in accordance with manufacturers instructions.)
Note: If minimum roof pitch for tile type cannot be achieved, allow for fitting onduline bitumen impregnated corrugate board over rafters prior to fitting tile battens over. This will allow driving rain that penetrates through the tiles to be taken to gutter. If onduline board is fitted, 25mm wide continuous strip ventilator is required at the soffit of the eaves and redland dry fix abutment ventilator at ridge level with 10mm continuous ventilator provided.

Lintels- Catnic or similarly approved and to have min 150mm end bearing(size will depend on length and loading). Exposed metal surfaces to be covered with 2no 9.5mm plasterboard with staggered joints and 6mm skim finis to achieve min 30minutes FR.

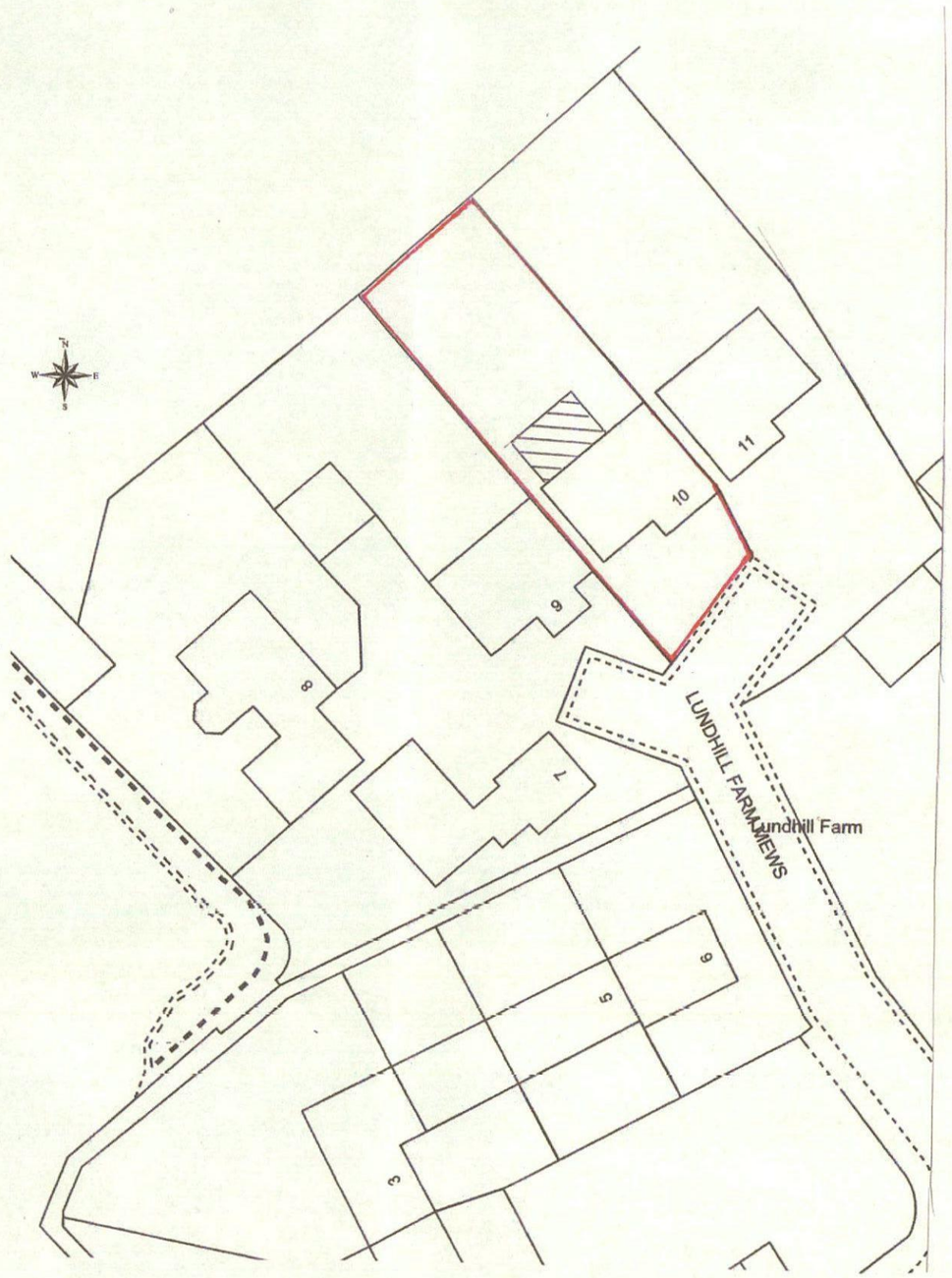
Steelwork- All steel beams and sizes of padstones to be in accordance with engineers details and calculations submitted and approved prior to erection. Beams to be built into bwk and encased in 2 layers of 9.5mm plasterboard with staggered joints with 1.6mm wire binding @ 450mm crs with 6mm skim finish to achieve min ½ hr FR. Beams to have min 2m headroom from floor lvl to u/s of beams. Note- Unless otherwise stated it is the clients/builders responsibility to obtain all required structural calculations (for which a fee will be payable) prior to commencement of works and to ensure that the calculations are submitted to the relevant building control service.

Windows- All windows to be double glazed upvc or aluminum construction to match existing. Glazing to have either a whole U value of 1.6 w/m2k or an energy rating of C or better and to have opening lights equal to 5% of the floor area and incorporate trickle vents with min 8000mm2 to habitable rooms and 4000mm2 to other rooms. All glazing to be in accordance with BS 6206 1981 and to be marked accordingly ie toughened or laminated glazing to any windows with cills below 800mm from floor lvl to glazed panels in doors, adjoining side screens and any windows within 300mm of doors below 1500 mm from floor lvl.
Fire escape windows to be 0.33m2(450 x 750) and be min 800mm max 1100mm from fl lvl to underside of clear unobstructed opening.

Heating- Extend existing heating system to clients instructions. Radiators to be fitted with TRV's and pipework to be insulated with rigid foam insulation.

Ringmain and Lighting- Extend existing circuits to clients instructions. All electrical work to meet requirements of part P(electrical safety) and must be carried out by an electrician/installer who is registered with a competent person scheme or an electrician registered with a recognized trade body such as NICEIC and can issue a design, installation and test certificate under BS7671.
Switches and sockets to be located within 450mm and 1200mm of the finished floor lvl in places suitable for every use. Lights are to be at least 45 lumens/circuit watt efficiency and have 1 energy efficient light/25m2 or 1 in 4 fixed light fittings.

Below ground drainage- All new undergroud drainage to be Hepworth "Supersleve" vitrified clay pipework and fittings with push-fit "Polypropelene" flexible couplings.
Drains to be laid to minimum falls of 1:40 and connected into mains drainage system. Generally drains to be laid on 150mm pea shingle bed and surround. Where drains pass underneath building and have less than 300mm cover, drain to be surrounded with 150mm concrete with 13mm



SITE PLAN (1·500)

compressible board movement joints @ max 5m crs. Drains underneath building with more than 300mm to be surrounded with 100mm granular fill.
Drains passing through concrete foundations to be sleeved to provide 50mm clearance all round with a flexible joint in pipe both sides. Concrete lintols to be provided where drains pass through external walls to form opening to provide 50mm clearance all round, opening to be masked both sides with rigid sheet material and a flexible joint to be provided in pipe both sides of wall.
Note. Drainage indicated, runs, direction etc to be confirmed on site at the commencement of the project with the building inspector.

Surface water- New guttering, facias and soffits to match and consistent with existing, 65mm dia Rwps to discharge into existing surface water system or to new hollow soakaway min 5m from foundations and subject to a percolation test to satisfaction of building inspector.

All plans and elevations to scale 1.100 or1.50 unless stated otherwise.