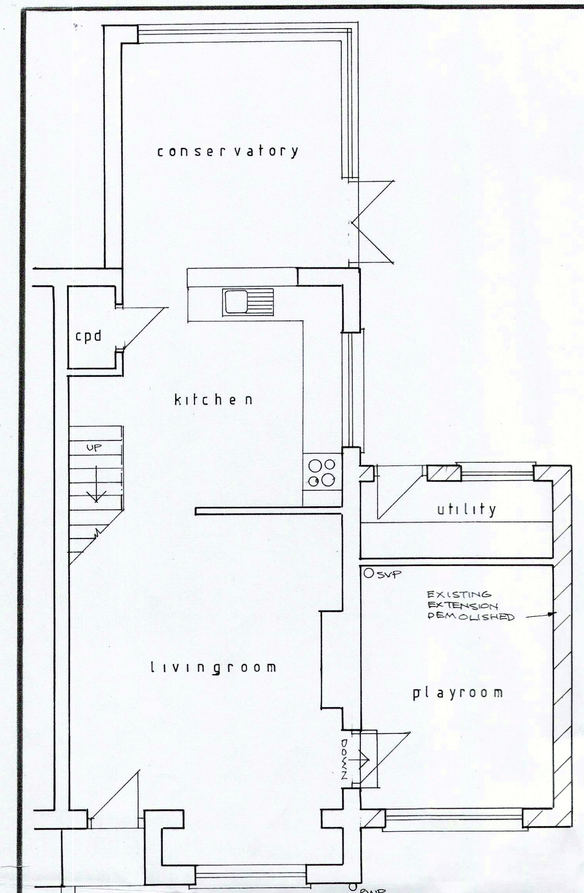
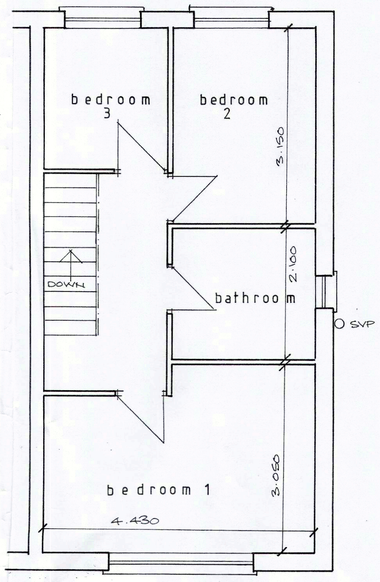



EXISTING GROUND FLOOR



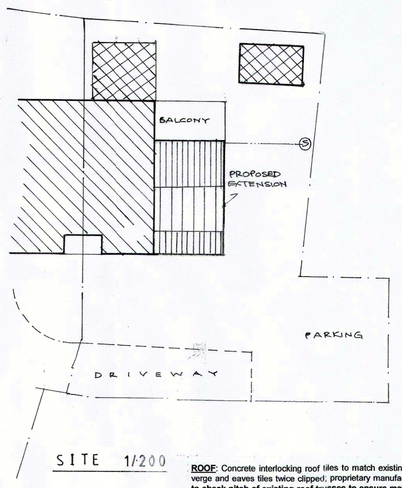

EXISTING FIRST FLOOR



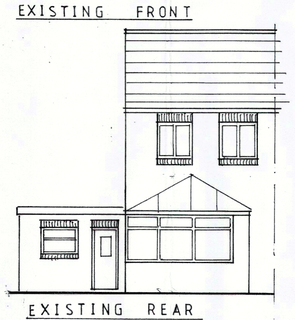
EXISTING FRONT



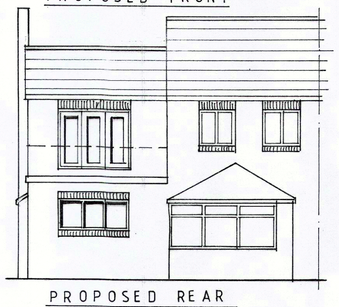
PROPOSED FRONT



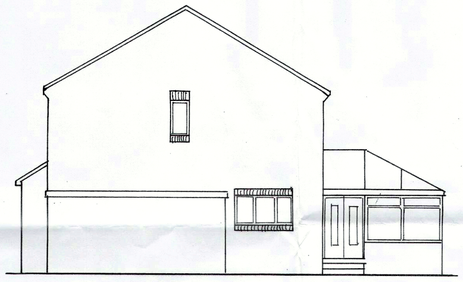

SITE 1/200



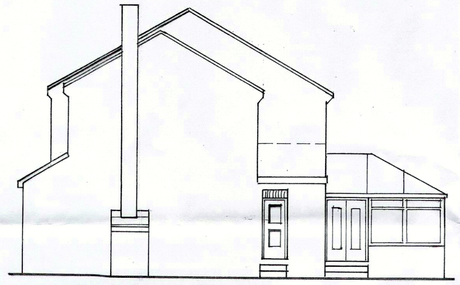
EXISTING REAR



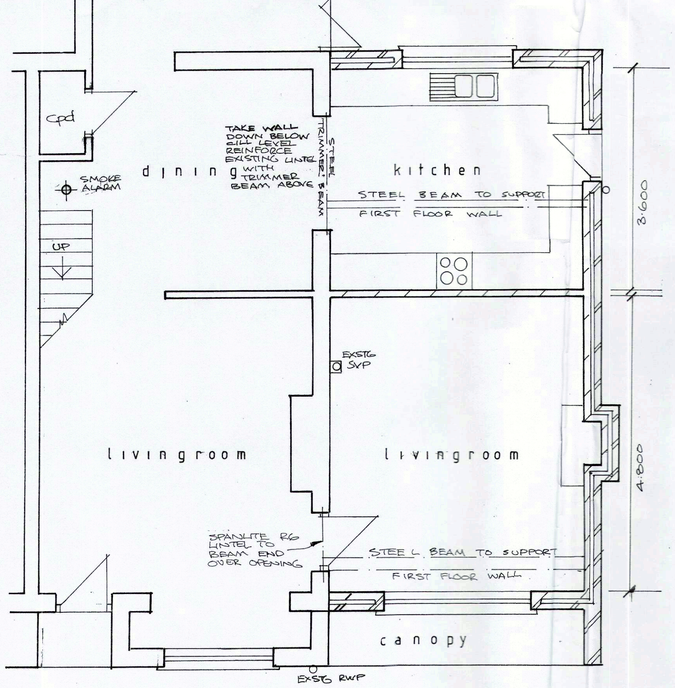
PROPOSED REAR



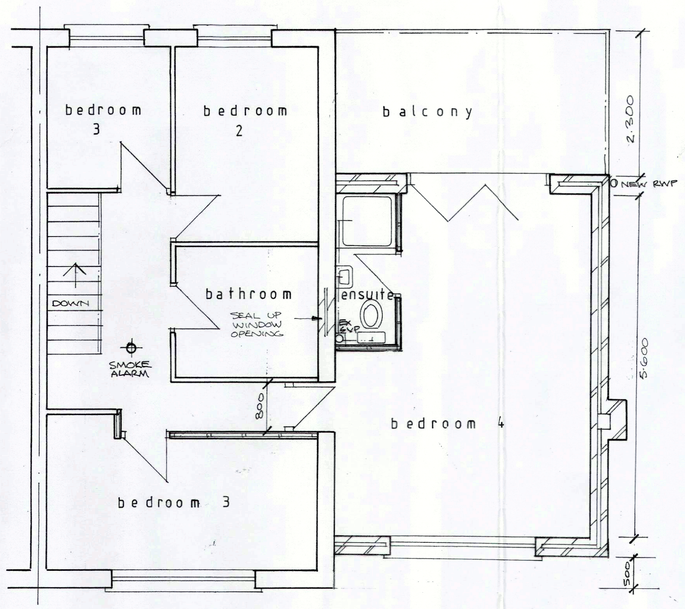
EXISTING SIDE



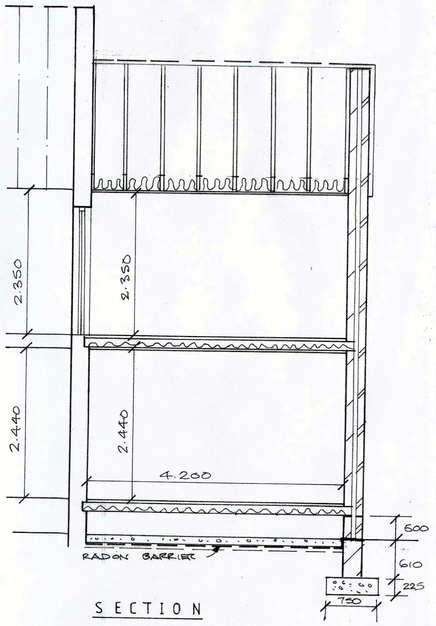
PROPOSED SIDE




PROPOSED GROUND FLOOR




PROPOSED FIRST FLOOR




SECTION

**ROOF**: Concrete interlocking roof tiles to match existing roof laid on 38 x 25 tiling battens on underlay felt to BS EN 13707; verge and eaves tiles twice clipped; proprietary manufacture Fink pattern trusses at 600 centres at 32.5 degree pitch **(builder to check pitch of existing roof trusses to ensure match with proposed before ordering)**; trusses designed, manufactured and installed in accordance with BS 5268 Part 3:1985; trusses to have min 97 x 38 top and internal chords and min 147 x 38 ceiling chords; all timber in trusses to be Grade TR26 to BS EN 519:1995; **Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site;** trusses nailed both ends to 100 x 75 treated wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gable at max 1800 centres built into wall and nailed across first 3 rafter and ceiling ties; 10mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16 $W/m^2K$); ventilators at soffit to give an equivalent area as 12mm continuous air gap; Code 4 stepped lead flashing between new roof and existing house wall lapped under roof coverings min 230 and up wall min 150 and tucked in; new roofing felt lapped under existing roof coverings at front min 225; PVCu soffit and fascia board; 110 x 63 gutters discharge to existing at front and to new 50 square downpipe to new gully at side

**CANOPY ROOF:** tiles, battens and felt all as main roof above on 100 x 38 rafters at 450 centres in Strength Class C16 timber at 27.5 degree pitch as existing canopy roof; rafters to bear on 225 x 75 timber beam at front of canopy and on 150 x 75 timber bearer rawlbolted to house wall other end; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; 97 x 38 ceiling joists in Strength Class C16 timber at 450 centres fixed to wallplate one end and hung off proprietary joist hangers screwed to house wall other end; underside of soffit clad with white PVCu boarding; rainwater goods as above connected to existing downpipe

**CAVITY WALLS:** 102.5 thick external leaf in brickwork in colour to be approved by Planning Officer and to match existing house; 100 cavity and 100 Celcon 3.6 $N/mm^2$ standard grade insulation block inner leaf with 5mm plaster skim finish; full cavity fill of Rockwool mineral fibre insulation (U value of 0.26 $W/m^2K$); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and any cavities to be continuous; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; stonework, brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 3.6 $N/mm^2$ trench blocks; Catnic Cougar CG70/100 open back lintels to door and window openings with minimum 150 end bearing; tray dpc over lintels with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc and new dpm

**Cavity walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by Part A of Approved Document to Building Regulations and local Building Inspector**

**Internal block wall:** 100mm thickness of Celcon 3.6 $N/mm^2$ standard grade blockwork with 5mm plaster skim finish both sides; internal wall built off 450 x 150 concrete foundation; wall to be honeycombed below floor level with dpc tied into external wall dpcs

**Stud partition wall:** 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25mm thickness of 10kg/$m^2$ mineral fibre bats secured to stud work; floor joists doubled up under studs

**GROUND FLOOR:** 25 ptg boarding on 220 x 47 joists in Strength Class C16 timber at 450 centres built into load bearing walls both ends; herringbone struts to joists at mid span; 30 x 5mm lateral restraint straps at 1800 centres built into brickwork and nailed across first three joists with timber noggins to brace straps; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 110 thick Kingspan Kooltherm K3 zero ODP rigid urethane insulation board fixed between joists on 25 x 25 timber battens screwed to joists (U value 0.22; $W/m^2K$) 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists; Plysolene Plyload Radon and methane gas dpm on sand blinding under oversite concrete, Radon barrier installed in accordance with manufacturer's instructions and to satisfaction of Local Building Inspector; gas dpm to extend to outer leaf with Plyload gas barrier cavity trays

**FIRST FLOOR:** 25 ptg boarding on 220 x 50 joists in Strength Class C16 timber at 450 centres built into loadbearing walls both ends; herringbone struts to joists at mid span; 30 x 5mm lateral restraint straps at 1800 centres built into brickwork and nailed across first three joists with timber noggins to brace straps; sound insulation consisting of 10 thickness of 45kg/$m^3$ density sound insulation quilt laid between joists

**STEEL BEAMS:** 2 No.152 x 152 x 37 kg/m U.C.s bolted together with M24 Grade 8.8 bolts with tubular steel spacers over bolts bearing on 330 mm long x 140 mm deep x 100 wide concrete padstones in Grade C30 concrete both ends; trimmer beam over opening between kitchen and dining room to be same section built into wall one course of brick below main beam; beams to protected with 25 plasterboard with 5mm plaster finish reinforced with 1.6mm wire binding at 100 pitch at edges

**VENTILATION:** New windows to be 24mm double glazed PVCu units fitted with low E coated glass; opening area minimum 5% floor area of room served; windows to have "trickle" ventilation 8000 $mm^2$ in area; New bedroom windows to be escape windows with an unobstructed openable area min 0.33$m^2$, escape windows minimum 450 high x 450 wide with bottom of openable area min 1100 from floor; 2440 wide Vufold Master Bifold white finish doorset (or similar approved) with Low E coated glass, full thickness 24mm Argon filled double glazed unit using toughened tempered safety glass with a (U value 1.10 $W/m^2K$) toughened safety glazing complying with BS6206:1981 to all glazing between finished floor level and 800 in windows and between finished floor level and 1500 in doors; PVCu doors to be to have min U value of 1.8 $W/m^2K$; all windows to be fitted by FENSA registered contractor

**Ensuite and bathroom:** existing bathroom window sealed and both ensuite and bathroom vented with mechanical extractor fan of 15 litres/sec intermittent extraction rate operated form light switch with 15 minute overrun when light extinguished

**DRAINAGE:** new ensuite connected to existing SVP which is to be boxed in with sound insulation in accordance with requirements of Building Regulations, 75 deep seal traps to all appliances with 32 waste to hand basin, 38 waste to shower and 100 waste to WC; no waste connected to SVP within 200 of WC connection; RWP at front to existing gully with no increase in impermeable area as existing extension to be demolished has same roof area; new RWP at side to connect to soakaway via new drain connection made using 110 diameter plastic drainage pipes and fittings to EN1401-1 with push fit flexible joints laid to a minimum gradient of 1 in 60; 1 $m^3$ soakaway situated min 5 metres from any structure filled with clean hardcore free from vegetable and flaky material; **percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground**; any drains passing under extension to be protected by taking foundations below level of pipework with concrete lintel to support wall over

**ELECTRICS**: All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed and tested by a person competent to do so or an installer not registered with a Part P Competent Person self-certification scheme but qualified to complete a BS 7671 Installation Certificate

**Smoke detector/alarm:** Optical type smoke detectors/alarms to landing and hallway fitted in accordance with BS 5839-6:2004; detectors to be wired to mains electricity with separate fuse in fuse box with 3 hour battery backup

**BALCONY** to be formed at rear with 200 x 50 floor joists in Strength Class C16 timber at 450 centres; 25 timber decking with Polyroof (or similar approved) GRP flat roof system to consist of PolyBase and Polymat 450 decking fixed in accordance with manufacturer's instructions and specifications at a minimum coverage rate of 1.2 litres/$m^2$ with Polyroof 185C Flexi-Resin top coat at a minimum coverage rate of 0.6 litres/$m^2$; proprietary manufacture toughened safety glass balustrade fixed to open side of balcony 1000 above floor level with steel support posts bolted to floor joists; 10mm plasterboard ceiling with 110 thick Kingspan Kooltherm K3 zero ODP rigid urethane insulation board fixed between joists on 25 x 25 timber battens screwed to joists (U value of 0.22 $W/m^2K$)

New chimney for wood burning stove in living room to BS EN 13240:2001 fitted by HETAS registered installer; stove to be 4kW free standing type on precast concrete hearth with 60 upstand to extend 150 beyond edge of fire recess and 300 in front; dense concrete blockwork to rear of fire recess; 150 diameter vitreous enameled single wall flue from top of stove to discharge to chimney flue liners via register plate and proprietary connector; Dunbrik 200SCB stove connection block supported on Naylor Spanlite lintels discharging to 200 diameter Dunbrik flue liners to comply with requirements of BS EN 1857:2010; liners built into min 112.5 brick chimney with annulus filled with one part OPC to 6 parts vermiculite mortar; flue blocks to be fixed tongue side up and pointed with Dunbrik 1581 silicone sealant; chimney outlet to be via clay pot and bird cowl discharging 2.300 meters horizontally and 1.000 vertically above roof coverings; Carbon Monoxide alarms fixed in living room complying with BS EN 50291:2001; Safety information plate as required by Approved Document fixed to side of fireplace

**Revised Plan - Application 2017/0147 Mr. James Hyde**

# PROPOSED TWO STOREY EXTENSION at SIDE of No.22 OAKWOOD CLOSE, WORSBROUGH DALE, BARNSLEY

SCALES 1/100th and 1/50th