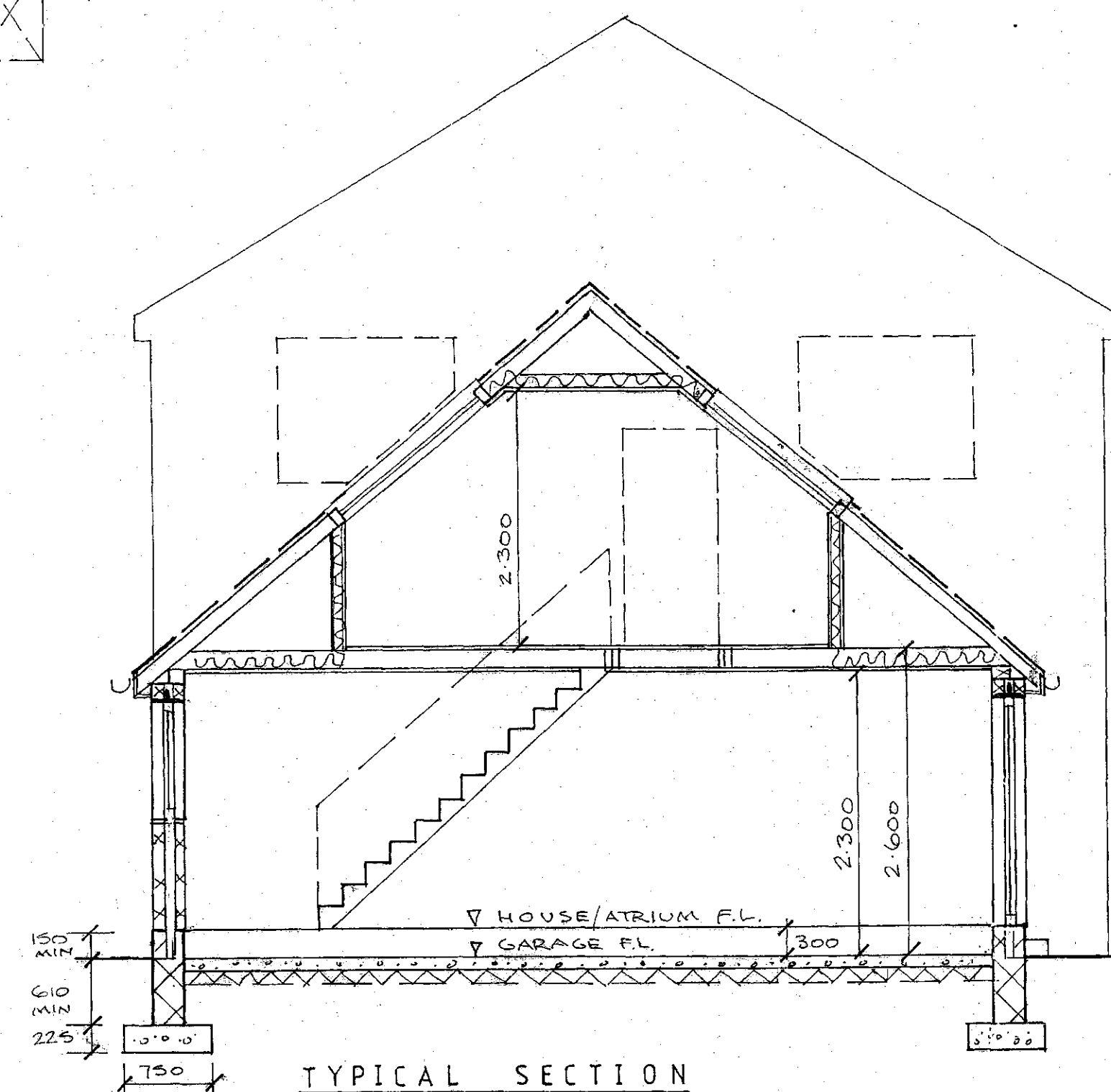
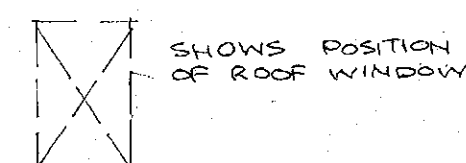
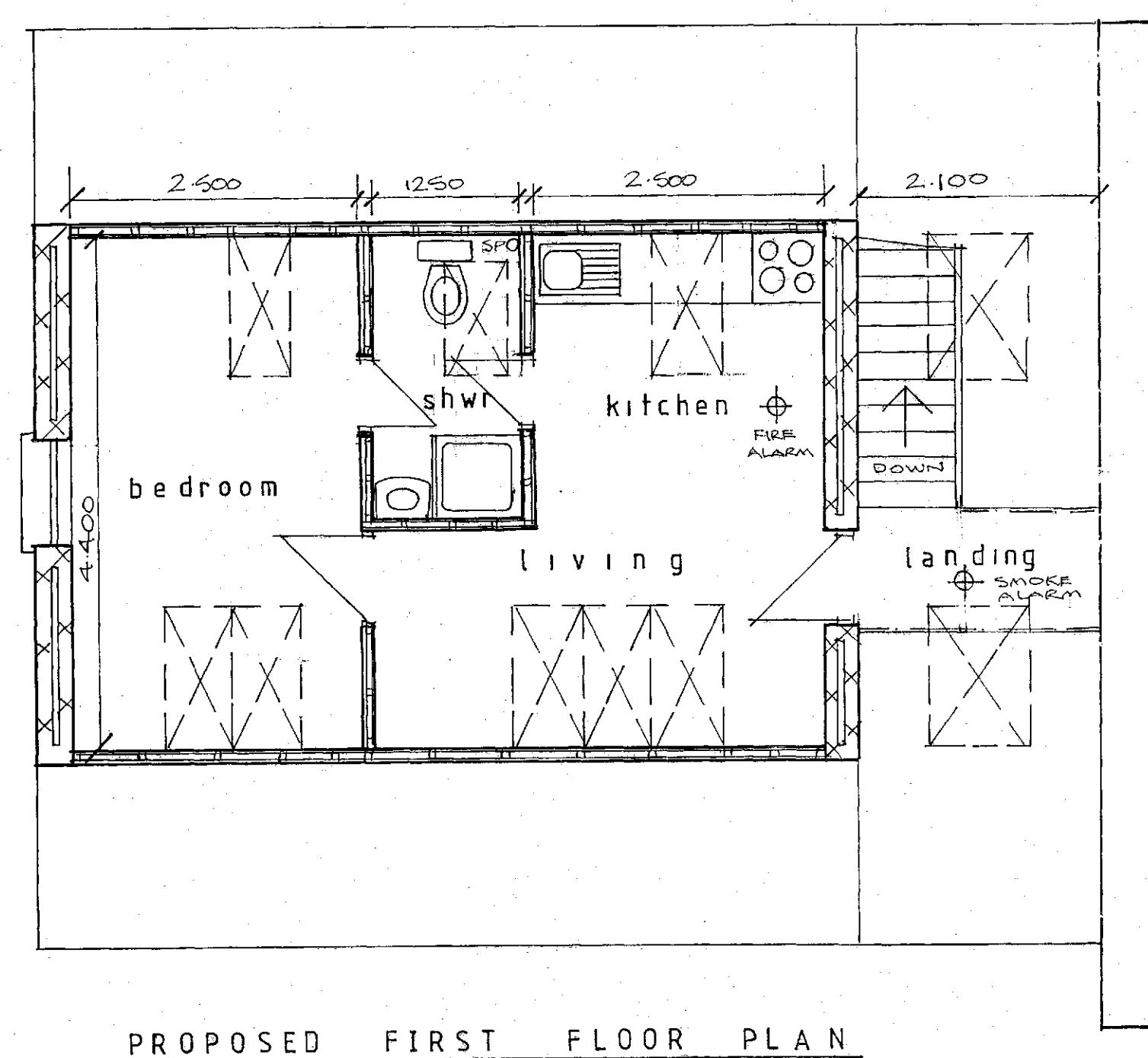
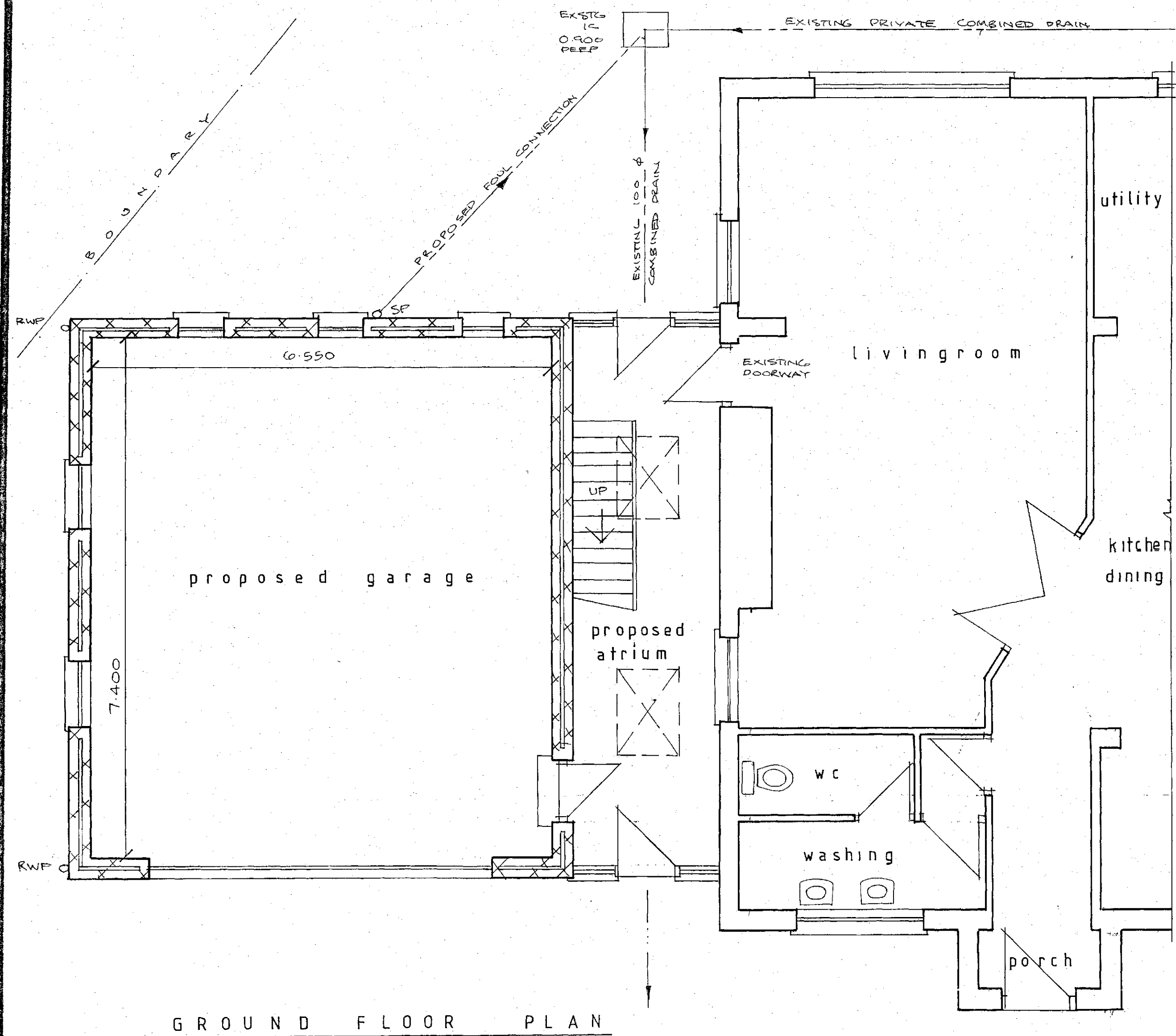




**PROPOSED ANNEXE ACCOMODATION with
DOUBLE GARAGE at THE OLD HALL INN,
1 HIGH STREET, GREAT HOUGHTON, BARNSELEY**

**DRAWING No. 1 PLANS, ELEVATIONS and
SECTION**

SCALES 1/50th and 1/100th

EXISTING HOUSE ROOF: Existing Roman pattern tiles to be removed and replaced with Lagan Elite flat profile interlocking concrete tiles in black with 75mm headlap

ROOF TO ATTIC ROOMS: Lagan Elite flat profile interlocking concrete tiles in black with 75mm headlap to match new coverings to existing house; tiles laid on 50 x 25 tiling battens on underlay felt to BS EN 13707; verge and eaves tiles twice clipped; proprietary manufacture Room in Roof (Attic) trusses at 600 centres at 40 degree pitch; trusses designed, manufactured and installed in accordance with BS 5268 Part 3:1985; trusses to have min 147 x 46 top and internal chords and min 197 x 46 100 x 75 treated wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised rafters; chevron bracing to webs and 5mm plywood nailed to 50 x 50 frame and fixed between rafters adjacent to roof window openings; herringbone struts to floor ties at 1/3" span; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max 1800 centres built into wall and nailed across first 3 noggins at edges; insulation to roof space 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 0.18 W/m²K); sloping part of roof to be 12.5mm foil backed plasterboard with insulation of 60 Kooltherm K7 pitched roof board between rafters and 70 Kooltherm K18 insulated dry lining board to underside of rafters (U value of 0.18 W/m²K); ventilators at soffit to give an equivalent area as 12mm continuous air gap; **Calculations prepared by truss manufacturer to be submitted to Local Building Inspector for approval 28 days prior to installation**

ROOF TO ATRIUM: Coverings, felt, plasterboard and insulation to sloping roof as described above on 125 x 38 rafters at 450 centres in strength class C16 timber to bear on purlins, wallplate and timber ridge beam; 225 x 75 purlins in strength class C16 timber at 2500 centres and 225 x 75 timber ridge beam built into loadbearing walls both ends; rafters fixed one end to timber wallplate using Simpson VPA variable pitch connectors and with Simpson RRS50 ridge rafter connector to ridge beam; Code 4 and turned up house wall minimum 150 and tucked in

CAVITY WALLS: External leaf to be 100 bed of natural coursed sandstone from ground level to dpc level to match existing house and 100 rendered blockwork in 100 Celcon 3.6 N/mm² standard grade blockwork; blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; 1:3 cement/sand render to be painted Dulux Weathershield sandstone coloured paint (or similar approved); 100 cavity and 100 Celcon 3.6 N/mm² standard grade insulation block inner leaf with 5mm plaster insulation (U value 0.27 W/m²K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings fixed in accordance with manufacturer's instructions; Catnic Cougar CG90/100 open back clips and lintels to match existing house; min 150 end bearing to all lintels with tray dpc over top and 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 Documents and Local Building Inspector

Attic Studs: 100 x 50 timber with 12.5mm foil backed plasterboard to room side with 5mm plaster finish and 18mm thickness of external grade plywood to roof space side; walls insulated with 80 Kingspan Thermawall TW56 insulation board fixed between studs

Stud partition wall: 75 x 50 timber with 12.5mm plasterboard and 5mm plaster skim finish both sides; 25 thickness of 10kg/m² mineral fibre bats secured to stud work

GARAGE FLOOR: 150 compacted thickness of selected hardcore, 25 sand blinding, 1200 gauge dpm, tied into dpc and 150 thickness of structural concrete; floor finished 300 below house floor

SUSPENDED GROUND FLOOR TO ATRIUM: 25 ptg boarding on 145 x 50 joists in strength class C16 timber at 450 centres built into load bearing walls both ends; 30 x 5mm lateral restraint straps at mid span built into brickwork and nailed across first three joists with timber noggins to brace straps; subfloor vented with 6 number 225 x 150 airbricks; airbricks boxed through cavity with tray dpc over; 110 thick Celotex tuff-R zero GA3000 insulation board fixed between joists on 25 x 25 timber battens screwed to joists (U value 0.22 W/m²K); 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joist

FIRST FLOOR: 25 ptg boarding on trussed rafter bottom chord; 9mm thick Promat Supalux fire resistant boarding fixed with M4 x 63 woodscrews at 300 centres to garage ceiling; 80 thick Kingspan Kooltherm K3 urethane insulation board fixed between joists on 25 x 25 timber battens screwed to joists (U value of 0.22 W/m²K)

STAIRCASE: 850 wide, 41 degree pitch timber staircase with 200 risers and 230 treads; headroom minimum 2000 measured vertically above pitch line and 1500 measured at right angles to pitch line; balustrade to be fixed to one side of stair 900 above pitch line with vertical spindles at 100 pitch; risers ex 25 timber, treads ex 38 timber and strings ex 250 x 38 timber

VENTILATION: New windows to be 16mm double glazed PVCu units fitted with low E coating glass; opening area minimum 1/20th floor area of room served with trickle ventilation 5,000mm² in area; windows minimum U value to be 1.6W/m²K; Escape windows to gable wall in bedroom to have unobstructed openable area min 0.33 m² in area and minimum 450 high x 450 wide, bottom of openable area max 1100 above floor; New windows to existing side elevation by specialist manufacture in shape to avoid conflict with new extension roof

Shower room vented with "Velux" 550 x 980 Type GGU 0050 roof window (or similar approved) together with intermittently operated mechanical extractor fan of minimum 15 litres/sec extraction rate

All other attic rooms to have "Velux" 550 x 1180 Type GGU 0050 roof windows (or similar approved) fixed between trussed rafters

Atrium to have 940 x 1400 Velux Integra electrically powered GGU 007021U roof windows (or similar approved) fixed between rafters

All roof windows to be white finished double glazed units with a U value of 1.3 W/m²K fitted in accordance with manufacturer's instructions using proprietary fixing kits and flashings

PVCu doors to have min U value of 1.8 W/m²K

Toughened or 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

Electrically operated roller shutter garage door to front with manual opening system to allow operation in event of motor failure

Half hour fire resistant door between garage and atrium with self-closing hinges closing onto 25 rebates

PLUMBING: Hot and cold water to sink and wash hand basin with hot tap located on left hand side of basin; central heating and domestic plumbing insulated in accordance with requirements of Building Regulations

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, light switches, socket outlets and heating and ventilation controls to be located between 450 and 1200 mm from finished floor level to comply Part M of the Building Regulations and British Standard BS 7671

Smoke detectors/alarms: Optical type smoke detector/alarm to atrium and heat detector/alarm in kitchen fitted in accordance with BS 5839-6:2004; detectors to be wired to mains electricity with separate fuse in fuse box; 3 hour battery backup to detectors; alarms interconnected so that all sirens sound if one alarm triggered

DRAINAGE: WC to discharge to new 100 diameter SP with slow radius rest bend to new drain connection; 75 deep seal trap to all appliances with 32 waste to hand basin, 38 waste to shower and 100 waste to WC; no waste connected to SP within 200 of WC; foul drain connected to existing IC on private combined drain; 110 x 63 gutters to discharge to 63 downpipes to surface water gullys; new rainwater gullys connect to 2 m² soakaway situated min 5,000 from any structure and min 2,500 from any boundary; soakaway filled with clean hardcore free from vegetable and flaky material; percolation test carried out as required by Approved Documents and Local Building Inspector to prove suitability of ground; all new drain connections made using 110 diameter plastic pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; private drain passing under extension to be checked for structural condition and protected by taking foundations below level of pipework with concrete lintel to support walls; all work carried out as required by Approved Documents and Local Building Inspector