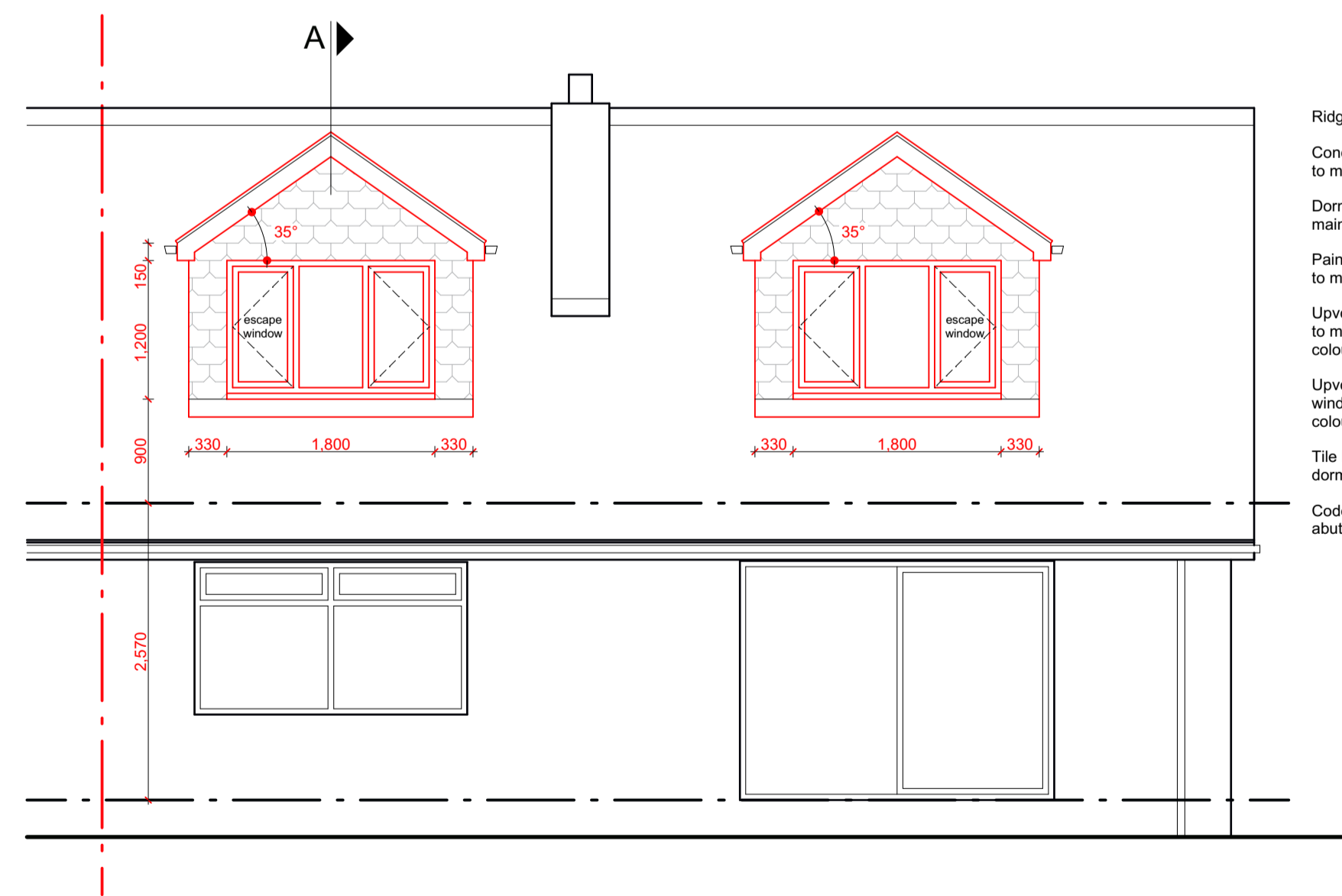


Dormer rwp's to discharge onto main roof below
 Painted timber fascia boards to match existing, colour: black
 Upvc rainwater goods to match existing colour: black
 Tile hanging finish to dormer front and cheeks
 Code 4 lead flashing at abutment with pitched roof

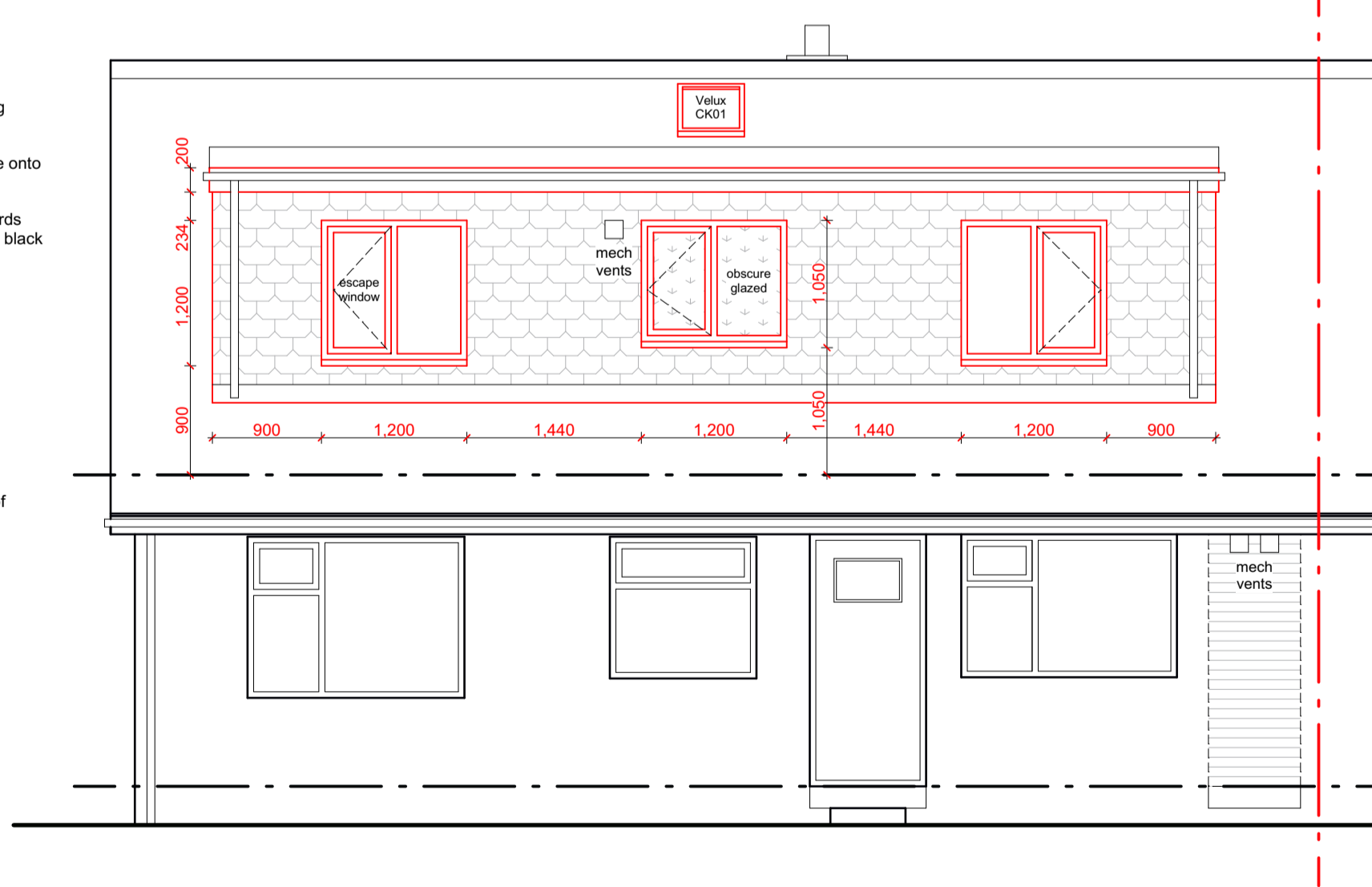
Existing masonry piers increased in height to form new external door opening, all to match existing
 New external door installed in modified opening
 Porch floor level lifted to match existing internal floor level
 New external step formed, all to match existing

PROPOSED SIDE ELEVATION



Ridge tiles to match extg
 Concrete tile roof covering to match extg
 Dormer rwp's to discharge onto main roof below
 Painted timber fascia boards to match existing, colour: black
 Upvc rainwater goods to match existing colour: black
 Upvc double glazed window to match extg colour: white
 Tile hanging finish to dormer front and cheeks
 Code 4 lead flashing at abutment with pitched roof

PROPOSED FRONT ELEVATION



Velux CK01 rooflight to be installed fully in accordance with manufacturer's instructions
 HP felt roof covering to dormer flat roof
 Dormer rwp's to discharge onto main roof below
 Painted timber fascia boards to match existing, colour: black
 Upvc rainwater goods to match existing colour: black
 Upvc double glazed window to match extg colour: white
 Tile hanging finish to dormer front and cheeks
 Code 4 lead flashing at abutment with pitched roof

External door removed and opening sealed with masonry, all to match existing

PROPOSED REAR ELEVATION

STUD PARTITIONS (40 RwdB)
 75 x 38mm SW STUDS AT MAX. 800 CENTRES, NOGGINS AT MAX. 1200mm VERTICAL CENTRES AND AT ALL BOARD EDGES.
 12.5mm GYPROC WALLBOARD TEN PLASTERBOARD AND SKIM TO BOTH FACES, SKIM CLOTH AT ALL JOINTS.
 25mm ISOWOOL APR1200 INSULATION BETWEEN STUDS.
 TO PROVIDE MINIMUM 1/2 HR FIRE RESISTANCE ON PROTECTED ROUTES.
 ALL ABOVE TO PROVIDE MINIMUM AIRBOURNE SOUND INSULATION OF 40 RwdB (LAB TEST FIGURE) IN ACCORDANCE WITH APPROVED DOCUMENT E: TABLE 2.

DORMER CHEEK / FRONT CONSTRUCTION
 TILE HANGING FIXED OVER
 25 X 38mm TREATED SW BATTENS, OVER
 25 X 38mm TREATED SW VERTICAL COUNTER BATTENS, ON
 BREATHER MEMBRANE / BUILDING PAPER, ON
 9mm MASTERBOARD (TO PROVIDE 1/2 HR FR EXTERNALLY) TO CHEEKS ONLY NOT FRONT, OVER
 12mm MARINE GRADE PLYWOOD, OVER
 100 X 50mm SW STUDS / FRAMING AT MAXIMUM 600mm CENTRES SUPPORTED OFF EXISTING EXTERNAL WALL / NEW DOUBLED UP 100 X 50mm RAFTERS BELOW.
 100mm KINGSPAN KOOLTHERM K7 INSULATION OR EQUIVALENT BETWEEN FRAMING.
 9mm MASTERBOARD TO CHEEKS ONLY NOT FRONT (TO PROVIDE 1/2 HR FR INTERNALLY), WITH
 32mm KINGSPAN K18 INSULATED PLASTERBOARD AND SKIM FINISH TO INNER FACE.
 ALL ABOVE TO GIVE 'U'-VALUE NOT TO EXCEED 0.28 W/m²C
 CODE 4 LEAD SOAKERS AT JUNCTION WITH PITCHED ROOF.

DORMER FLAT ROOF CONSTRUCTION
 WARM ROOF CONSTRUCTION TO COMPRISE:
 BITUMEN EMBEDDED STONE CHIPPINGS TO A MIN. DEPTH OF 12.5mm, OVER
 HIGH PERFORMANCE ELASTOMERIC FELT ROOF COVERING, ANDERSONS HT350 OR EQUIVALENT, OVER
 120mm KINGSPAN THERMAROOF TR27 INSULATION OR EQUIVALENT, OVER
 BITUMINOUS VAPOUR CHECK LAYER, ON
 18mm WBP PLYWOOD DIAPHRAGM, OVER
 150 x 50mm SW JOISTS AT MAXIMUM 450mm CENTRES (GRADE C24)
 13mm PLASTERBOARD AND SKIM FINISH INTERNALLY, NOGGINS AT ALL BOARD EDGES AND JOINTS.
 ALL ABOVE TO GIVE 'U'-VALUE NOT TO EXCEED 0.18 W/m²K.

STAIRCASE SPECIFICATION
 TO BE TIMBER CONSTRUCTION, CLEAR WIDTH MIN. 800mm
 GROUND TO ATTIC FLOOR: RISE 214.2mm (MAX 220), GOING 240mm (MIN 220), PITCH 41.74° (MAX 42°).
 UNDERSIDE OF STAIRCASE TO BE UNDERDRAWN WITH 2 LAYERS 13mm PLASTERBOARD AND SKIM TO PROVIDE MINIMUM 1/2 HR FIRE RESISTANCE.
 HANDRAIL TO BE PROVIDED TO AT LEAST ONE SIDE FOR CLEAR WIDTHS UP TO 1000mm, BOTH SIDES FOR CLEAR WIDTHS OVER 1000mm.
 BALUSTRADE TO BE MINIMUM 900mm HIGH ABOVE FFL / STAIR PITCH LINE, BALUSTRADE TO BE NONE CLIMBABLE AND PREVENT THE PASSAGE OF A 100mm DIAMETER SPHERE.
 MINIMUM CLEAR HEAD HEIGHT OF 2000mm ABOVE NOSING LINE ON CENTRE LINE OF STAIR - IN ACCORDANCE WITH DIAGRAM 1.3 - APPROVED DOC K.

GLAZING
 NEW WINDOWS TO PROVIDE U VALUE NOT TO EXCEED 1.4 W/m²K, MANUFACTURER / INSTALLER TO PROVIDE CERTIFICATION OF 'U'-VALUE AND MEMBERSHIP OF REGISTRATION UNDER THE FENSA SCHEME.
 ALL GLAZING IN EXTERNAL WINDOWS AND DOORS TO BE DOUBLE GLAZED AND IN ACCORDANCE WITH PART N OF THE BUILDING REGULATIONS, IE. SAFETY GLAZING TO WINDOWS BELOW 800mm, DOORS, AND TO DOOR SIDE PANELS BELOW 1500mm WITHIN 300mm OF DOOR, ALL IN ACCORDANCE WITH BS. 6206 AND PERMANENTLY MARKED TO INDICATE SUCH.

ABOVE GROUND DRAINAGE
 EXTG GROUND FLOOR BATHROOM SOIL PIPE TO BE REMOVED
 EXTG SVP TO GROUND FLOOR WC TO BE RETAINED.
 NEW 100mm DIA SVP TO FIRST FLOOR BATHROOM.
 WASTES: 100 DIA TO WC / 38 DIA TO BATH AND SHOWER / 32 DIA TO WHB.
 75mm DEEP SEAL BOTTLE TRAPS TO BATH, SHOWER & WHB.
 ENSURE SVP TERMINATES MINIMUM 900mm ABOVE ANY OPENING LIGHT WITHIN 3000mm.

MECHANICAL INSTALLATION
 ANY NEW BOILER TO HAVE MIN. 86% SEDBUK RATING, FLUE LOCATION TO BE FULLY IN ACCORDANCE WITH APPROVED DOCUMENT J OF THE BUILDING REGS.
 ALL NEW RADIATORS TO BE FITTED WITH TRVS.
VENTILATION / MECHANICAL EXTRACT
 MIN. 8000 SQ mm BACKGROUND VENTILATION TO HABITABLE ROOMS, MIN. 4000 SQ mm TO NON-HABITABLE.
 OPENABLE WINDOWS TO HABITABLE ROOMS TO PROVIDE MINIMUM 1/20TH FLOOR AREA VENTILATION.
 MECHANICAL VENTILATION TO BE PROVIDED TO BATHROOM AND EN-SUITE, MIN. EXTRACT RATE OF 15 LITRES / SECOND WITH 15 MINUTE OVER-RUN.

ELECTRICAL INSTALLATION
 WHERE UNDER APPROVED DOCUMENT P, CONTROLLED ELECTRICAL WORKS ARE TO BE CARRIED OUT, IT SHALL BE DONE BY AN ELECTRICIAN / INSTALLER WHO IS REGISTERED WITH A COMPETENT PERSONS SCHEME, OR AN ELECTRICIAN REGISTERED WITH A RECOGNIZED TRADE BODY SUCH AS NICEIC, AND CAN ISSUE A DESIGN, INSTALLATION AND TEST CERTIFICATE UNDER BS 7671.
 LOW ENERGY LIGHT FITTINGS TO BE PROVIDED AS FOLLOWS, 1 No. PER 25 m² OR 25% OF TOTAL No. OF FITTINGS (LAMP LUMINOUS EFFICACY GREATER THAN 45 LUMENS PER CIRCUIT WATT).

FIRE RELATED MATTERS
 ALL STRUCTURAL STEELWORK TO BE ENCASED WITH 2 LAYERS 13mm FIRELINE BOARD TO PROVIDE MINIMUM 1/2 HR FIRE RESISTANCE.
 ESCAPE WINDOWS TO ALL BEDROOMS TO PROVIDE MINIMUM CLEAR OPENING LIGHT OF 0.33 m², MINIMUM 450mm WIDE X 750mm HIGH, CILL HEIGHT TO BE MINIMUM 800mm MAXIMUM 1100mm ABOVE FFL.

PROPOSED EXTENSION TO 55A BANK END ROAD, BARNSELY, S70 4QJ

Scale: 1:50@A1 Date: April 2018
 Dwg No: 002 Rev: