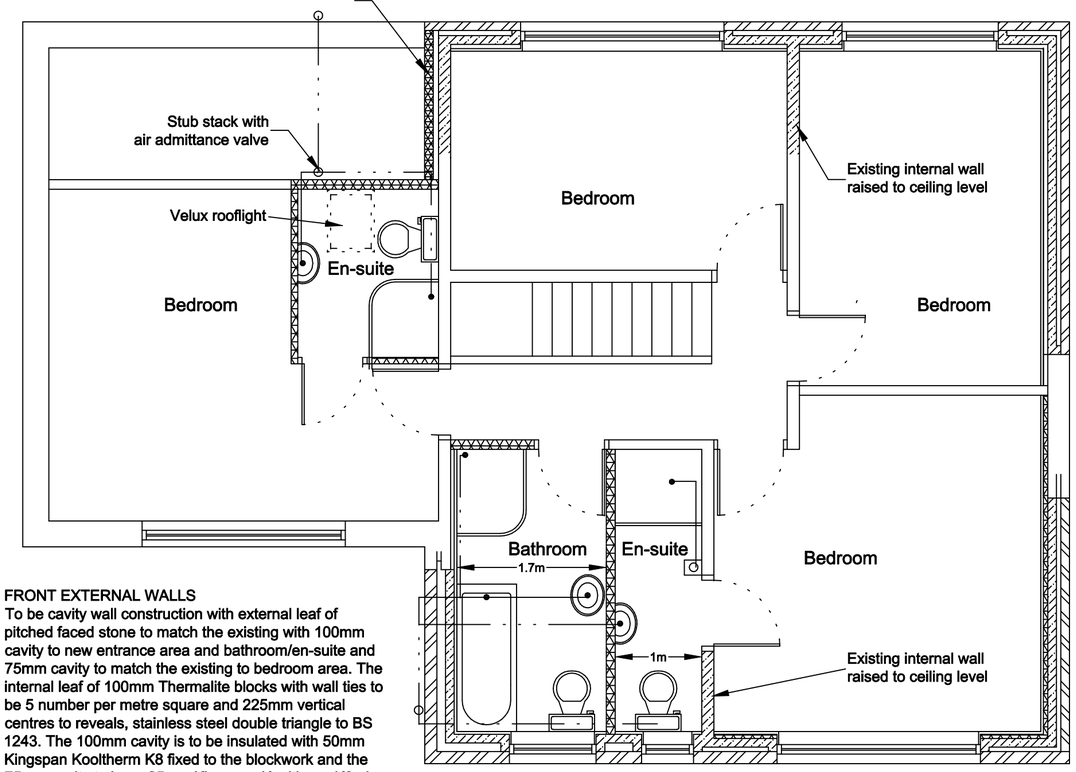
WINDOWS & VENTILATION
The windows and doors are to have a U value of 1.6 and be UPVC double glazed with 16mm air gap and a "soft" low-E coating and draught stripped with trickle ventilation of 8000mm2 and opening lights minimum 5% floor area of the room. Glazing to doors and side panels within 1500mm and windows within 800mm of the floor must laminated or toughened safety glass and marked according to BS 6206. Mechanical ventilation provided to bathroom and en-suites of 30L/sec ducted to the external air. All new first floor windows to habitable rooms to be provided with escape windows a minimum area 0.33m2 with a minimum clear opening height and width of 450mm (ie. minimum clear opening of 450mm wide and 750mm high) with the opening window between 800mm and 1100mm above finished floor level.

EXTERNAL WALL
The side wall to be 75mm stud built off double rafters with 75mm Kingspan Thermawall TW55 insulation between the studs. The outer face to be t&g white Upvc boarding on 38mm x 25mm softwood treated battens on Kingspan Nil-vent felt on 10mm plywood on stud.

REAR & SIDE EXTERNAL WALLS
To be cavity wall construction brick to match the existing with 75mm cavity to match the existing with internal leaf of 100mm Thermalite blocks with wall ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The cavity to have 25mm Kingspan Kooltherm K8 also fixed to the blockwork with an additional 32.5mm Kingspan Kooltherm K18 board to the inside.

LINTELS
The lintels to be Catnic CG90/100 & CG75/100 or similar approved to be insulated and have a minimum end bearing of 150mm with tray dpc over and weep holes at 450mm centres and with exposed internal faces covered with 12.5mm plasterboard and 5mm skim.

Heating & Hot Water
The existing heating and hot water system are to be checked, servised and extended by qualified Gas Safe engineer and certified on completion. All new radiators areto be fitted with thermosatic valves and all pipes in unheated areas are to be insulated to the currant standards.



Proposed First Floor Plan

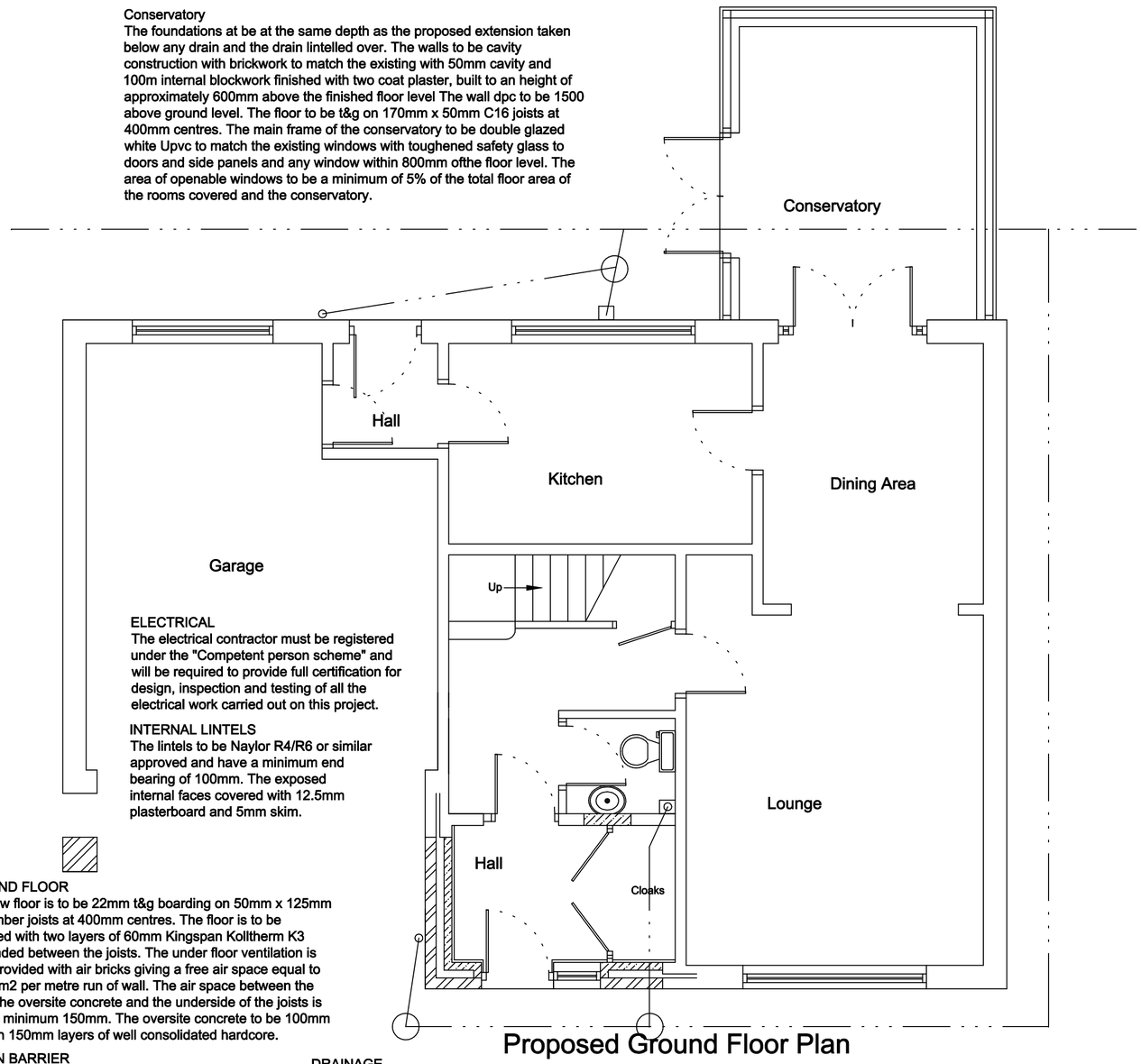
FRONT EXTERNAL WALLS
To be cavity wall construction with external leaf of pitched faced stone to match the existing with 100mm cavity to new entrance area and bathroom/en-suite and 75mm cavity to match the existing to bedroom area. The internal leaf of 100mm Thermalite blocks with wall ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The 100mm cavity is to be insulated with 50mm Kingspan Kooltherm K8 fixed to the blockwork and the 75mm cavity to have 25mm Kingspan Kooltherm K8 also fixed to the blockwork with an additional 32.5mm Kingspan Kooltherm K18 board to the inside. The inner surface to the area with the 50mm insulation is to have 12,5mm plasterboard on dabs. The dpc is to be 150mm above the adjacent finished ground level and linked with the existing and the cavities closed with Thermabate or similar approved cavity closer.

INTERNAL WALLS
The new internal walls are to be 75mm stud partitions finished both sides with 12.5mm plasterboard and 5mm skim and infilled with 75mm mineral fibre quilt a minimum density of 10kg/m2.

FIRST FLOOR
The floor is to be at the same level as the existing floor with 22mm floorboarding on 50mm x 195mm C16 timber joists at 400mm centres with herring bone struting at mid-span and doubled up under any first floor walls. The floor is to be insulated with 100mm mineral fibre quilt minimum density of 10kg/m2 laid between joists and under drawn with 12.5mm plasterboard and 5mm plaster skim. Where floor joists run parrell to wall 38mm x 5mm steel strap to be provided spaning a minimum of three joists with timber noggins between joists and bent down cavity a minimum of 450mm.

GENERAL
These Plans are to be used for Planning and Building Regulations purposes only.
The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations.
The contractor is to be responsible for checking and verifying all levels and dimensions on site and for submitting the relevant notices at the appropriate stages to the local authority for inspection of work.
The contractor to verify with the client the position and number of, socket outlets, switches, lighting points, radiators and similar fitting before commencement of work on site.

Conservatory
The foundations at be at the same depth as the proposed extension taken below any drain and the drain lintelled over. The walls to be cavity construction with brickwork to match the existing with 50mm cavity and 100m internal blockwork finished with two coat plaster, built to an height of approximately 600mm above the finished floor level The wall dpc to be 1500 above ground level. The floor to be t&g on 170mm x 50mm C16 joists at 400mm centres. The main frame of the conservatory to be double glazed white Upvc to match the existing windows with toughened safety glass to doors and side panels and any window within 800mm ofthe floor level. The area of openable windows to be a minimum of 5% of the total floor area of the rooms covered and the conservatory.



Proposed Ground Floor Plan

ELECTRICAL
The electrical contractor must be registered under the "Competent person scheme" and will be required to provide full certification for design, inspection and testing of all the electrical work carried out on this project.

INTERNAL LINTELS
The lintels to be Naylor R4/R6 or similar approved and have a minimum end bearing of 100mm. The exposed internal faces covered with 12.5mm plasterboard and 5mm skim.

GROUND FLOOR
The new floor is to be 22mm t&g boarding on 50mm x 125mm C16 timber joists at 400mm centres. The floor is to be insulated with two layers of 60mm Kingspan Kolltherm K3 suspended between the joists. The under floor ventilation is to be provided with air bricks giving a free air space equal to 1500mm2 per metre run of wall. The air space between the top of the oversite concrete and the underside of the joists is to be a minimum 150mm. The oversite concrete to be 100mm thick on 150mm layers of well consolidated hardcore.

RADON BARRIER
The Radon barrier (if required) to be MONARFLEX RMB 300 reinforced polythene Radon barrier/DPM (or other equal and approved) under the oversite concrete and taken through whole of new ground floor walls linked with cavity wall dpcs, all joints and pipe penetrations in the barrier are to be taped using self adhesive butyl tape.

DRAINAGE
The new drains to be 100mm flexible jointed pipes (Hepsleve or similar) laid to minimum fall of 1 : 40 with 150mm pea gravel surround in accordance with BS 8301. gullies to be back inlet and fitted with an internal rodding access. Inspection chambers to be either proprieatary Upvc to a maximum depth of 1m or 225mm class B engineering bricks on 150mm concrete base with heavy duty cover. The 100mm soil vent pipe is to extend a minimum 900mm above any opening window. The waste pipes are to be 40mm to bath and shower and 35mm to wash basin, all to be fitted with deep seal anti-vac traps. The surface water is to be taken to a soakaway if the ground conditions are suitable and the foul taken to the existing system.

Drawing No. 4BRD/11/02

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Address	4 Beaumont Road Darton Barnsley		
Project	Proposed Floor Plans		
Scale	1 : 50	Date	January 2012

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