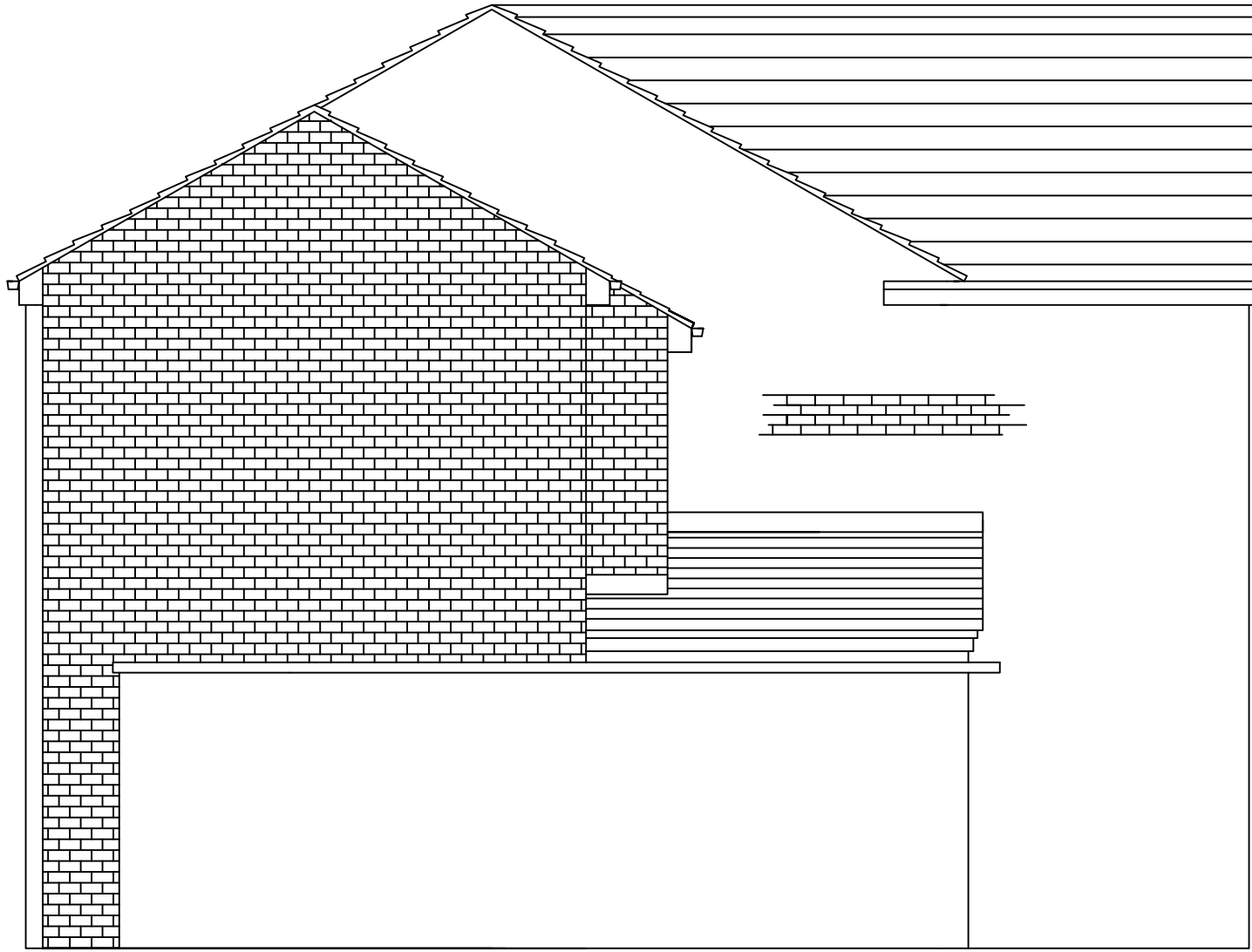




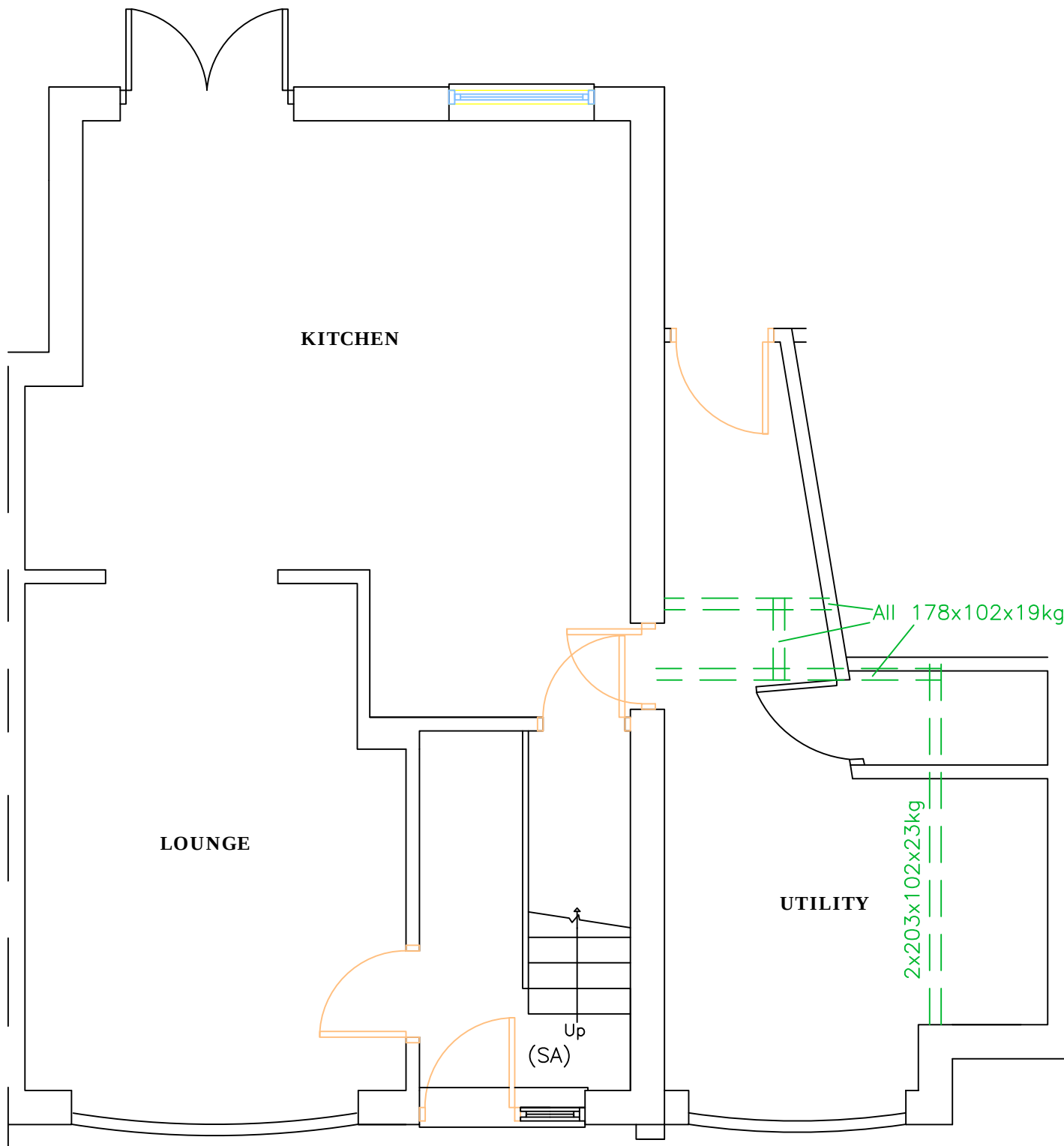
PROPOSED FRONT ELEVATION



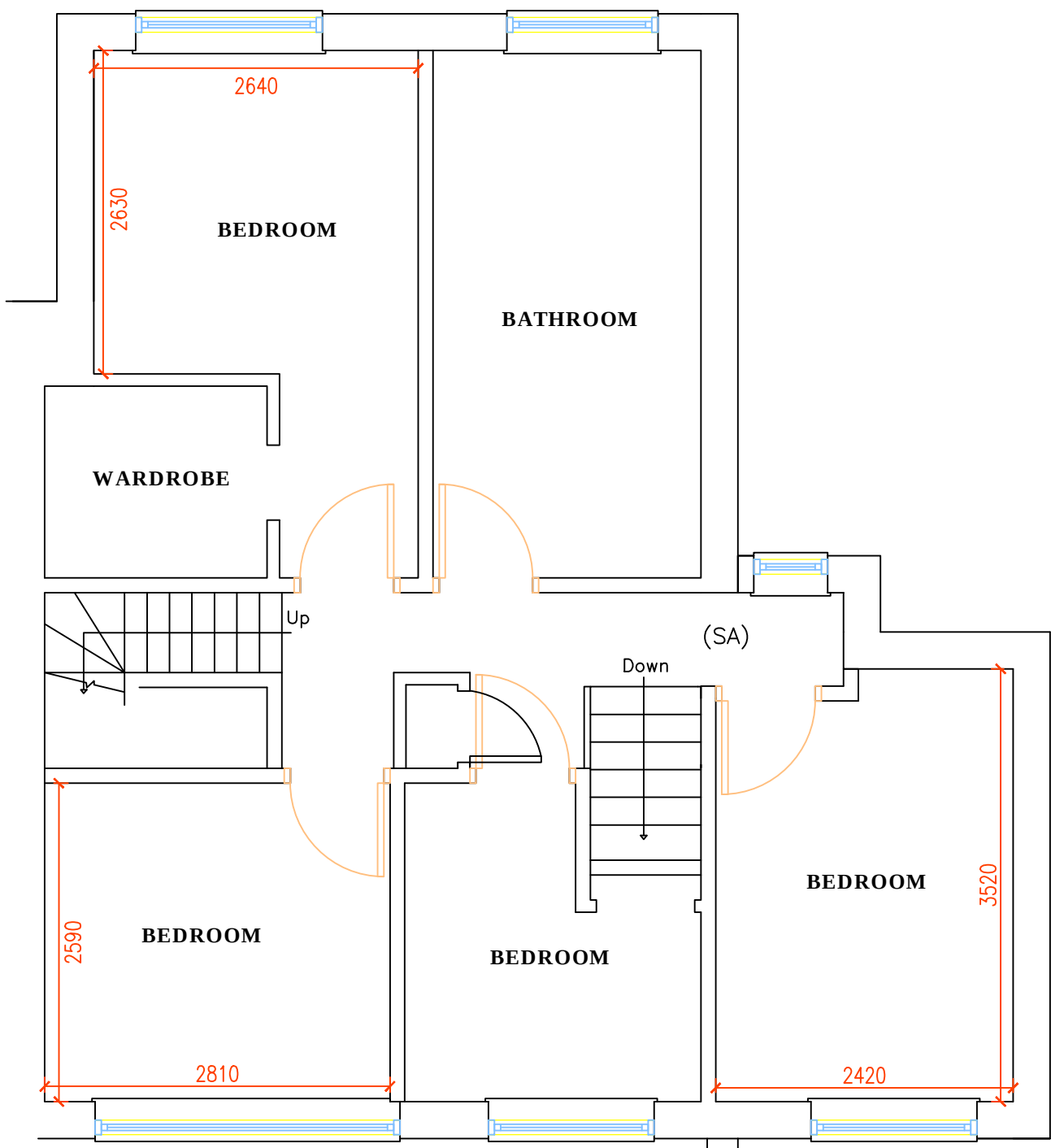
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

FOUNDATIONS

NOTE. It is recommended that a trial hole be dug on the site to determine the existing footing type/ground conditions and to determine the suitability to carry additional loading so that any design work can proceed if required during the early stages of the application process, building control records may also assist with local area records, e.g. shallow mining etc. Builder should initially allow for 900mm minimum dig for new foundations, client should note that anything over this as required by the inspector will incur extra costs.

All Foundations to be excavated to a depth to satisfy building control inspector, any excavations within 1m of new or existing drains to be taken below invert level, any new or existing drains passing through substructure to be protected by bridging lintels Footings to be traditional concrete strip type minimum dimension 600mm x 600mm thick and are not to be eccentrically loaded without further design work. Builder must check that footing type has been approved and no additional design work is required before pouring concrete. New walls to be built to ensure minimum 150mm toe to concrete footing each side.

STRUCTURE

Walls to be cavity construction throughout. Outer leaf to be of facing brickwork to match existing style with 100mm fully insulated cavity with Dritherm 32 or 34. All cavity work to be tied with ties at rate of 5 per m2 and at every course at openings. Inner leaf to be medium density blocks with plasterboard and skim finish achieving 0.28 W/m2K U value. External return corners always to be a minimum of 665mm. Cavity only to be closed at openings with insulated closer. Ensure all new work is tied to existing using proprietary galvanised jointing system or by bonding into existing and ensure saw cut with dpc between at junction with existing walls. Cavity below ground level to be filled with weak mix concrete to within 150mm of ground level and dpc to be provided to both leaves at min 150 mm above ground level linked to dpm/radon barrier with appropriate cavity tray and weep holes, if a timber floor is used then a cavity tray should be used over the airbrick liners. Ensure blocks are suitable for below ground use.

STRUCTURAL CHANGES

Any structural work is to be to structural engineer's details for foundations, retaining walls, roof timbers, beams, padstones and support nibs to ensure overall stability and work should not commence until these have been specifically approved by the **Building Inspector Neil Marsden 07712 324945** and builder should check with agent. Therefore kitchen designs should not proceed until nib sizes have been determined. All steelwork is to receive ½ hour fire protection and any beams above 3m span should be bolted together at either end and mid-span. Provide all necessary temporary supports when demolishing walls and check for any services which should be made safe. Steels should be placed as high as possible subject to direction of first floor joists and always be a minimum of 2000mm finished headroom. Calculations will be submitted a minimum of 14 days prior to installation of steels and builder should contact agent in time to allow this.

ROOF

Form new roof using purpose made trusses to BS 5263 Part 3 measured on site and supplied complete with manufacturer's calculations. Fit with all diagonal and chevron bracing and noggins to take restraint straps to support gable. Use a 100mm x 75mm wall plate to the new inner leaf blockwork fixed down with straps at 1m long positioned at 1.8m centres and plugged and screwed to the blockwork. Cover roof with Tyvek or simila breathable felt draped between rafters with 38mm x 25mm tanalised battens and tiles/slate to match existing fitted to manufacturer's instructions for pitch (30 degrees approximately and exposure conditions. Use Code 5 lead in all flashing areas. Insulate the loft space with 300mm mineral wool laid in 2 layers in opposite directions.

WINDOWS, DOORS AND VENTILATION

All windows are to be of UPVC material. Areas of windows shown are to meet customer's specifications the total area of glass should not exceed 25% of the extended floor area plus any existing external openings enclosed. Windows to meet current regulations for safety and thermal insulation i.e. max U value 1.6W/m2K (1.8 W/M2K for doors). Therefore to be double glazed units (4mm) minimum 16mm air gap (argon filled) with low 'E' coating (e.g. Pilkington's K glass), ensure safety glass e.g. toughened is used to areas below 800mm and in all doors and glass panels adjacent doors and clearly marked to BS 6206. Ensure trickle ventilation of 8000mm2 is achieved and 1/20th floor area openings to habitable rooms and 4000mm2 to non-habitable rooms. First floor habitable rooms should provide means of escape with a minimum opening area of 0.33m2 with a minimum width of 450mm and a maximum cill height from finished floor level of 1100mm.

FLOOR

The first floor is to be 150mm x 50mm SC3 grade joists at 400mm centres with mid-span strutting and lateral restraint straps fixed to sides of joists and 100mm sound proofing insulation. Finish with 19mm moisture resistant flooring grade chipboard.

SUNDRY

Finish all new walls and ceilings with 12.5mm plasterboard and skim finish and all necessary joinery items. Provide thermostatic valves to any new radiators (system should be surveyed by qualified engineer to ascertain suitability for additional output). Provide at least 25% of all new light fittings as energy efficient light fittings capable of only receiving low energy bulbs i.e. LED's. The client should be consulted reference socket outlets, lighting requirements and radiator positions in order to support new room layout and usage and also any exterior lighting as required. Allow for outside tap and also security PIR lighting and decorative lighting to rear as required. Where applicable separate wc's to have 6 litre extract fan operated with light switch and with 15 minute over-run. Bathrooms, en-suites and utility rooms to have 15 litre extract fans and kitchen areas to have 60 litre extract fan or 30 litres if over a cooker.

STOOTHING WALLS

Ensure joists are doubled up under positions of any stothing walls where running parallel and in all trimming situations i.e. stairs and around any chimneys (allow 50mm clearance). Walls to be 75mm x 50mm timber framing with min 25mm sound deadening insulation and double 12.5mm plasterboard and skim both sides.

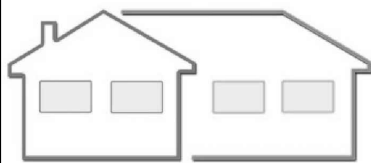
Any boiler work is to be carried out by a GAS SAFE registered person to comply with Part J for all installation and flue outlet positions.

FIRE PROTECTION

Provide mains wired inter-linked smoke alarm with battery back-up in landing positions shown marked (SA).

DRAINAGE

Existing system appears to be combined, upon further inspection if separate system is found then this should be maintained records may show water authority adopted drains due to age of property building control will advise and any water authority conditions should be complied with. At an early stage builder should discuss with inspector feasibility of taking all additional surface water to a soakaway of 1m3 at a point 5m from the building. Suggested connections are shown, system to be investigated on site and all runs and final connections to be agreed with building inspector. Use 100mm upvc gutters and 75mm fall pipe. Any new underground drainage is to be 100mm upvc gutters to drain to 75mm fallpipes all securely fixed draining to existing mains system. All new underground drainage runs should use 100mm underground plastic drainage laid on pea gravel to a 1:40 fall, all new rain water gullies entering combined system should do so via traps.



Plans For Extensions 07756495241

**The Old Co-op Building
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Sheffield S13 9AG
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**PROPOSED TWO STOREY SIDE EXTENSION FOR
MR AND MRS WOOD
23 KENNEDY DRIVE
ROTHERHAM S63 9PU**

**DRAWING 2 OF 2
PROPOSED ELEVATIONS AND FLOOR PLANS
SCALE 1:50 AT A1 DATE APRIL 2015**