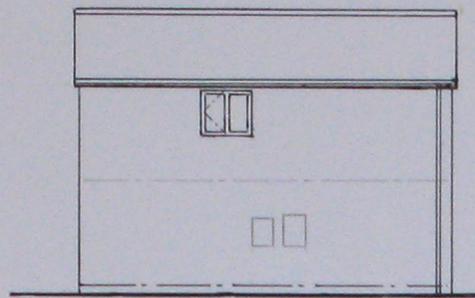
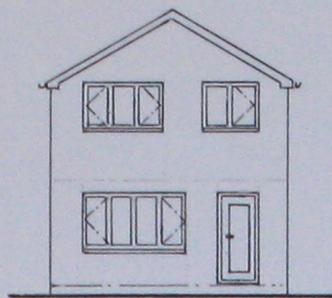


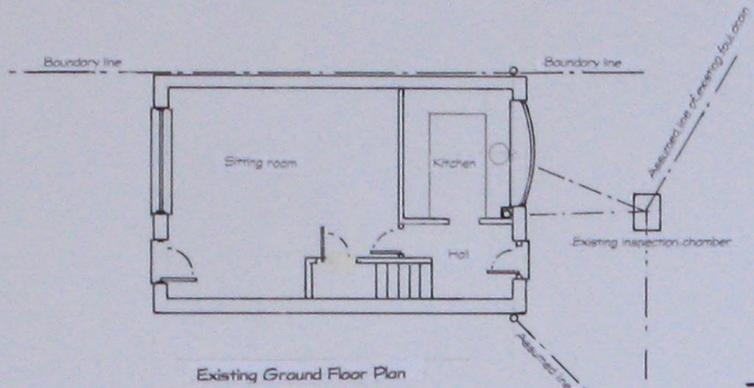
Existing Front Elevation



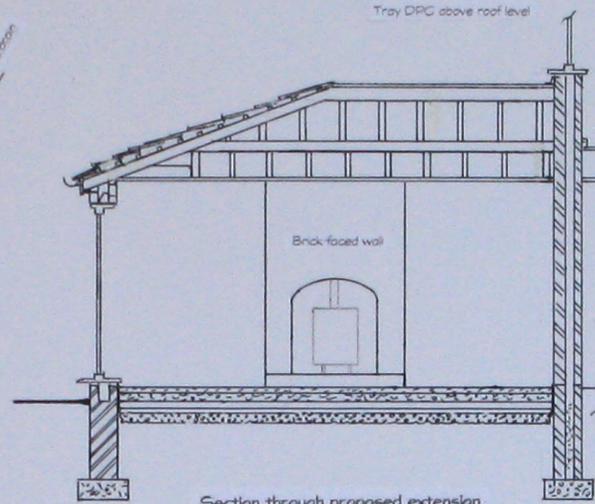
Existing Side Elevation



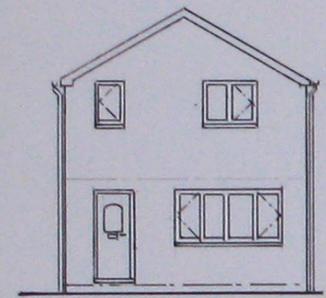
Existing Rear Elevation



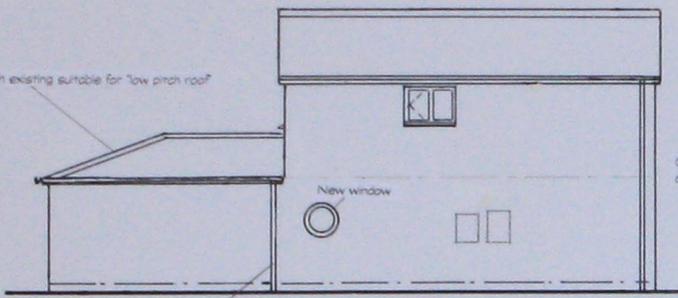
Existing Ground Floor Plan



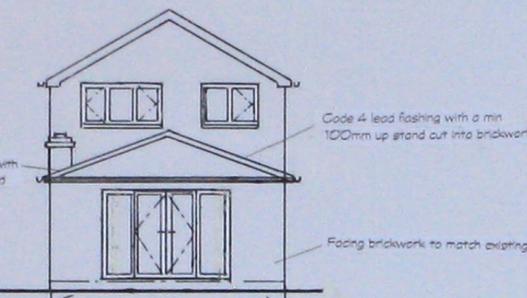
Section through proposed extension



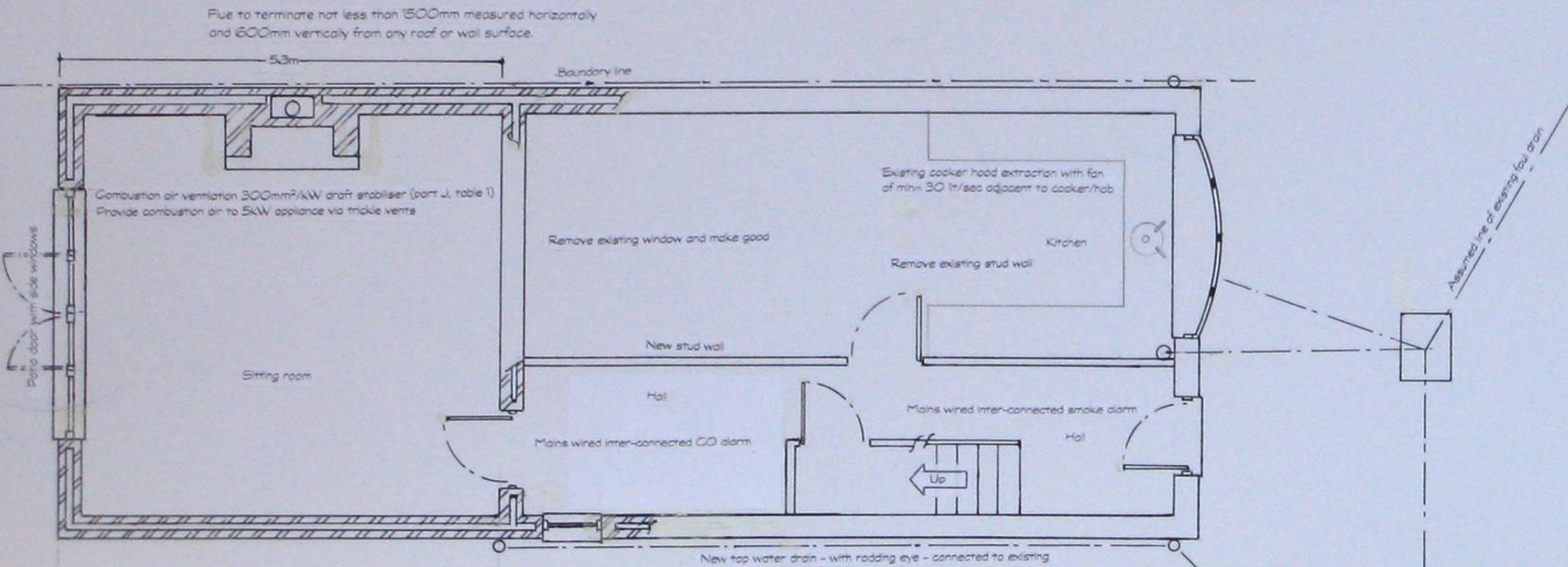
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Ground Floor Plan

SPECIFICATIONS & GENERAL NOTES

These drawings and specifications are produced on the understanding that their use is solely for the purposes of obtaining planning permission and building regulation approval. No work is to commence on site prior to obtaining in writing all necessary local authority approvals. The client is to establish and confirm all legal boundaries prior to work commencing, compliance with the party wall etc., ACT 1996 to be the responsibility of the land owner. Do not scale from this drawing - if in doubt ask.

The building contractor is to check and confirm all dimensions, angles, levels, location of water, gas and power supply, drainage construction and specifications etc., prior to the commencement of any work on site, bringing to the attention of the client any variation or deviation for written confirmation and approval before commencing or continuing work.

It is accepted these specifications, notes and all drawings will be checked and verified prior to commencement of any work. Workmanship and materials are to comply with all current Building Regulations, British Standards and codes of practice. The contractor shall take into account everything necessary for the proper execution of the works to the satisfaction of the local authority building inspector whether or not indicated within the drawings, notes or specifications.

Structural Engineers Designs

Full details and calculations are to be provided by others and submitted to the local authority for approval 28 days prior to the commencement of any building works. All steelwork to be fire protected by encasing in 2 layers of 12mm plaster board, wire bound at 100mm cts, and finished with 6mm plaster skim.

Foundations

All foundations to be excavated to good ground (minimum 300mm in clay) provide 600mm x 230mm concrete strip, provide 600mm x 300mm eccentric foundations to boundary. All foundations to be taken to same depth as existing to minimise risk of damage caused by differential settlement. All foundations to have minimum 500mm cover. Foundation concrete to have cement content to grade C15 in accordance with clause E2 of part A of the Building Regulations as recommended by BS 8110. All foundations to be taken below the invert level of any drain within 1000mm of the building.

Drainage

New drainage within the site to be a minimum 100mm underground grade PVC pipe lay to fall at a grade of 1:40 to 1:80 with pea gravel bed surround and fitted with flexible joints. All drains passing under the proposed extension to be exposed and encased in 150mm concrete. Any Drain passing through a wall is to be linteled over with 50mm clearance.

Walls

Provide cavity wall construction using facing brickwork to match existing, 100mm cavity and 100mm thermalite blocks to inner leaf. Provide full cavity fill insulation (100mm) Crown Drytherm cavity slab 34 or similar to give U value 0.28 W/m²K. Provide RMC thermobate cavity closures to all reveals. Damp proof course to be continuous 150mm above ground level. Walls below DPC to be foundation blocks terminating 225mm below ground level then brickwork to DPC. Provide stainless steel butterfly wall ties at 25/m² and every block to reveals. Internal wall surfaces to have dot and dab applied plaster board and skim finish. Provide Firix profiles to bond new walls to existing installed in accordance with manufacturer's instructions. Provide standard Catic CG90A00 lintels over new openings with minimum 150mm end bearing, any lintel void to be filled with insulation to prevent cold bridging. Provide tray DPC over lintels and weep holes. Provide cavity tray DPC above the abutment between proposed new roof and existing house wall.

Fireplace & flue

Form a fireplace recess in the sitting room, with a 125mm thick concrete hearth projecting 500mm minimum from the face of the chimney breast and a minimum of 200mm to either side. Form a flue using 125mm dia rebated and sanded clay flue liners, installed to manufacturer's instructions and with a minimum of 100mm non combustible material surrounding all to BS 1181. The flue to terminate not less than 1500mm measured horizontally and 600mm vertically from any roof or wall surface.

Combustion air ventilation 300mm²/kW draft stabiliser (part J, table 1) Provide combustion air to 5kW appliance via trickle vents and as manufactures instructions to suit a 5kW appliance.

Commissioning - To be inspected and tested on completion and a certificate of compliance issued. Notice plate for Flues & Hearths - A notice containing important safety information as required by Building Regulation Approval Document J is to be fixed in an unobtrusive but obvious location within the building.

Floor

Constructed of 150mm well consolidated subgrade free limestone hardcore with a 50mm sand bedding, 2000 visqueen DPM lapped on the existing house wall side above the DPC level and tucked back into the DPC of the new walls. Any joint in the DPM to have a 600mm overlap and be taped and mastic sealed. 75mm Celotex GA4000 or similar insulation to give a U-value 0.22 W/m²K, topped with a 100mm floor finish concrete floor slab and a floor topping of 450mm screed finish to the level of existing floor.

Roof Structure

Provide a traditionally constructed hip roof structure using 100mm x 50mm common and jack rafters at 450mm cts, and ridge boards of 25mm x 175mm with a pitch of 20° (minimum pitch 15°). Rafters bld mouth jointed and individually spiked to 100mm x 75mm wall plate which is to be secured to the wall by 30mm x 5mm galvanised mild steel straps taken down the wall 1000mm at 1800mm cts. Ceiling joists 195mm x 47mm at 450mm cts. Joists to have herringbone strutting at 1800mm cts.

Provide 300mm insulation quilt in 2 layers, 150mm laid between ceiling joists with 150mm laid at right angles to give a min U value 0.16 W/m²K on 1000 visqueen moisture barrier, the insulation is to lay over cavity wall insulation to prevent cold bridging. Roof void to be cross ventilated by maintaining 25mm clear air gap to soffit board, protected by insect screen. Provide 50mm air gap over insulation by using anchor eave ventilators between rafter feet.

Connection to all timber roof members to be in accordance with the timber code as recommended by BS 5628.

Lateral Restraints

Provide lateral roof and ceiling level restraint by 30mm x 5mm galvanised mild steel straps secured to 3 roof rafters/joists and taken down the wall 1000mm. Provide timber noggins and packing pieces between rafters and joists at the point of restraint.

Roof covering

Provide matching interlocking concrete roof tiles suitable for 'low pitch roof' such as 'Sandtoft 20/20' clay tile which is suitable down to 15° with a 100mm headlap. Tiles to be fixed in accordance with manufacturing instructions on 38mm x 25mm pressure treated battens on one layer permeable roofing felt with 150mm overlaps (300mm at the ridge) felt to project to the centre line of gutters and be fitted with timber fillers behind fascia board to prevent felt sagging and retaining water.

Windows/Glazed Doors/Ventilation

Windows to be double glazed, low E argon filled with a minimum 16mm gap to give a min U value 1.6 W/m²K and 1.8 W/m²K for doors. Any pattern as specified. Glazed area to represent 20% of combined floor area of all rooms with 5% opening lights giving natural ventilation. Windows to habitable rooms to have 8000mm² trickle vents for additional background ventilation, 4000mm² for non habitable rooms.

Glazing to critical areas i.e., Glazing in any door which is wholly or partly within 1500mm of the floor level and any side panel glazing which is wholly or partly within 300mm of the edge of a door and within 1500mm of the floor, also any glazing which is wholly or partially within 800mm of the floor level, is to be toughened or laminated in accordance with BS 6206 1981 and marked accordingly. Kitchen - Provide mechanical ventilation by extraction hood or similar located adjacent to cooker/hob to give a minimum of 30 ltr/sec.

General Notes

- All work to be to the satisfaction of the Building Inspector.
- All electrical works to be installed by certified electrician to comply with all current approvals. Contractor to provide appropriate BS 7671 electrical installation certificate on completion.
- Provide energy efficient light fittings to new rooms that will only allow lamps having a luminous efficiency greater than 40 lumens/circuit-watt.
- Provide mains wired inter-connected smoke alarms to ground floor circulation areas.
- Provide mains wired inter-connected CO alarm to ground floor circulation areas.
- UPVC / brickwork abutments to have gun/trawel applied mastic joints.
- All work to be carried out in accordance with DTLR robust construction details to limit air leakage.
- The existing radiator heating system is to be extended into the extension - existing boiler etc., to be checked and assessed to ensure suitable for additional capacity.
- Thermostatic valves to be fitted to all new radiators.
- Hot water tap fitted to the left and cold to the right hand side of every sink or bath etc.

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Royston	
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S71 4SJ	
Project:	Proposed rear ground floor extension
Plan No:	ISB 3
Scale:	1:50 & 1:100
Issue:	A
Date:	March 2012

Do not scale from this drawing - if in doubt ask