

It is proposed to construct a first floor extension to enlarge the rear bedroom above an existing dining room.

At the request of the building control officer the developer shall expose the existing foundation and lintols and ensure that they are to his complete satisfaction or altered to be so.

Walls 100mm brickwork to match existing 75mm cavity fully filled with rockwool batts 100mm thermalite blockwork 12.5mm plasterboard 5mm skim dry lining . 5 stainless steel wall ties m² and every block to reveals. Ties to be spaced 750mm horizontally and 450mm vertically and to have BBA approval. Bond existing to proposed with furfix profiles and maintain cavity. IGHD insulated lintols to all openings 150mm end bearing. 2000g DPC to heads cills and jambs of all openings. Reveals to have same u value as walls. Horizontal tray dpc at junction of existing and proposed.

First Floor To be level with existing at opening between rooms and to comprise 18mm tongue and groove chipboard type 2 or 3 for wet areas on 50mm x 200mm floor joists at 400mm centres insulated between with 100mm of fibreglass 10kgm³ for sound insulation. Existing ceiling and ceiling joists to remain in situ and be supported to proposed floor joists. 12.5mm plasterboard 5mm skim ceiling 1 row of 50mm wide full depth strutting mid span.

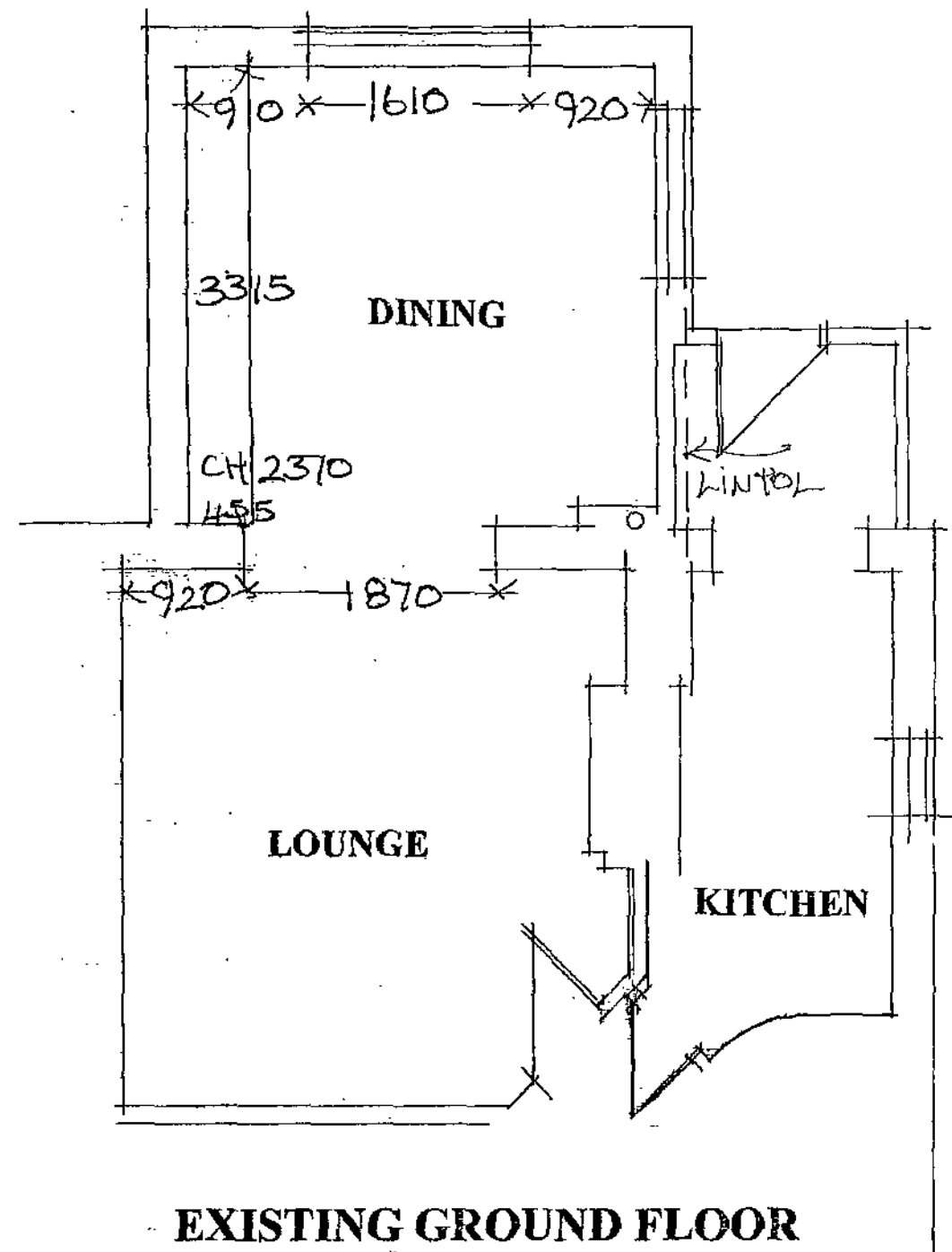
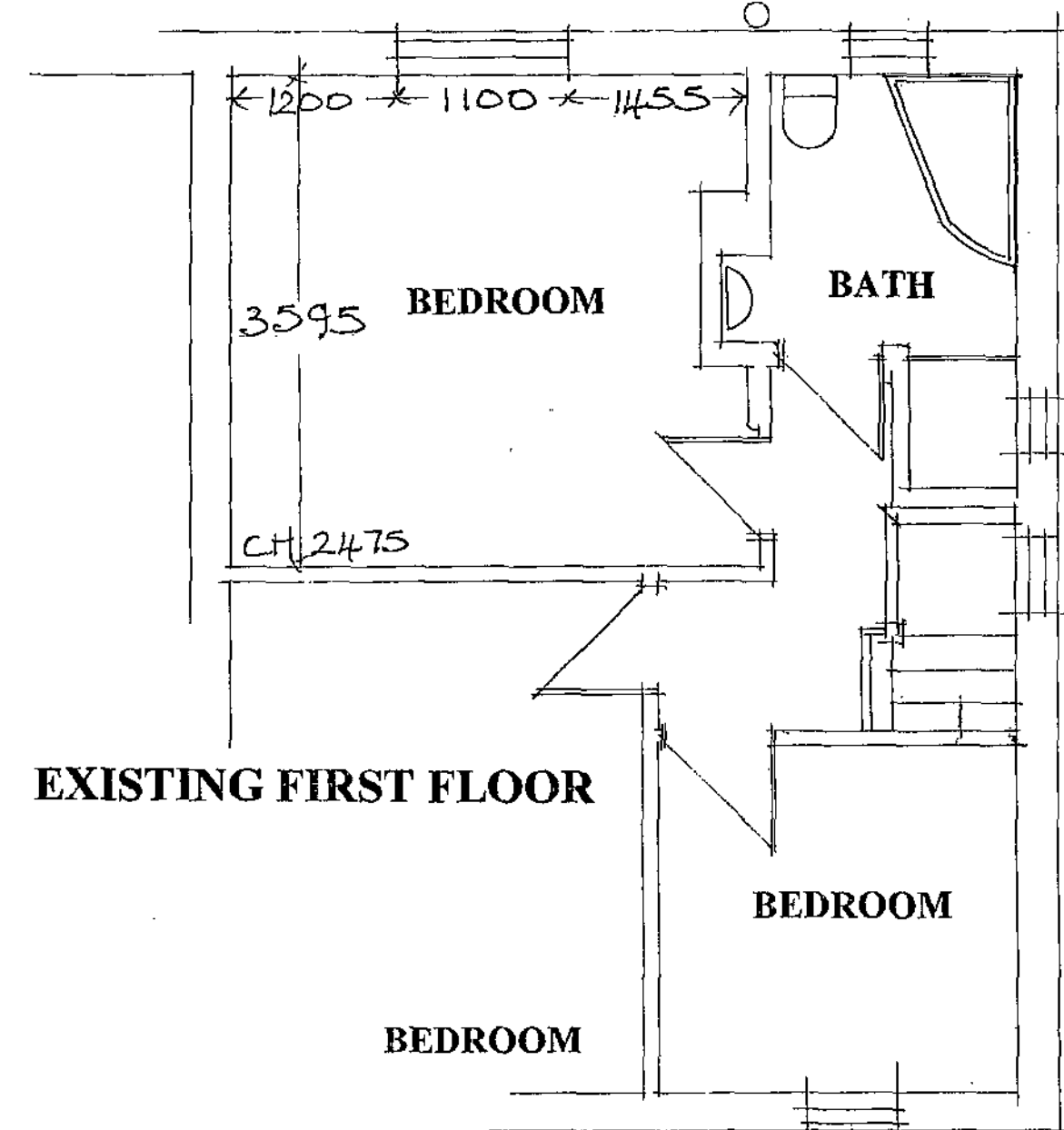
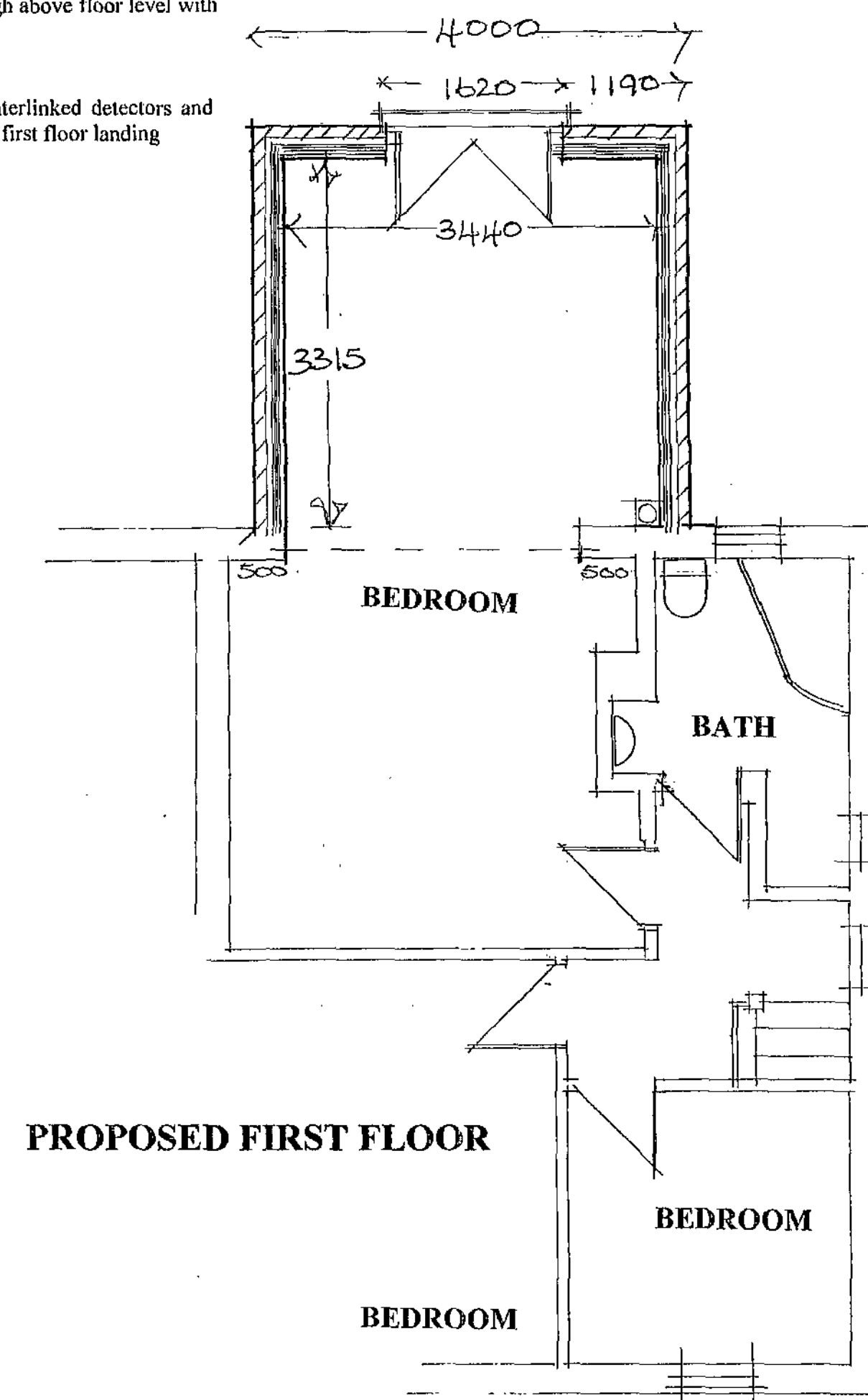
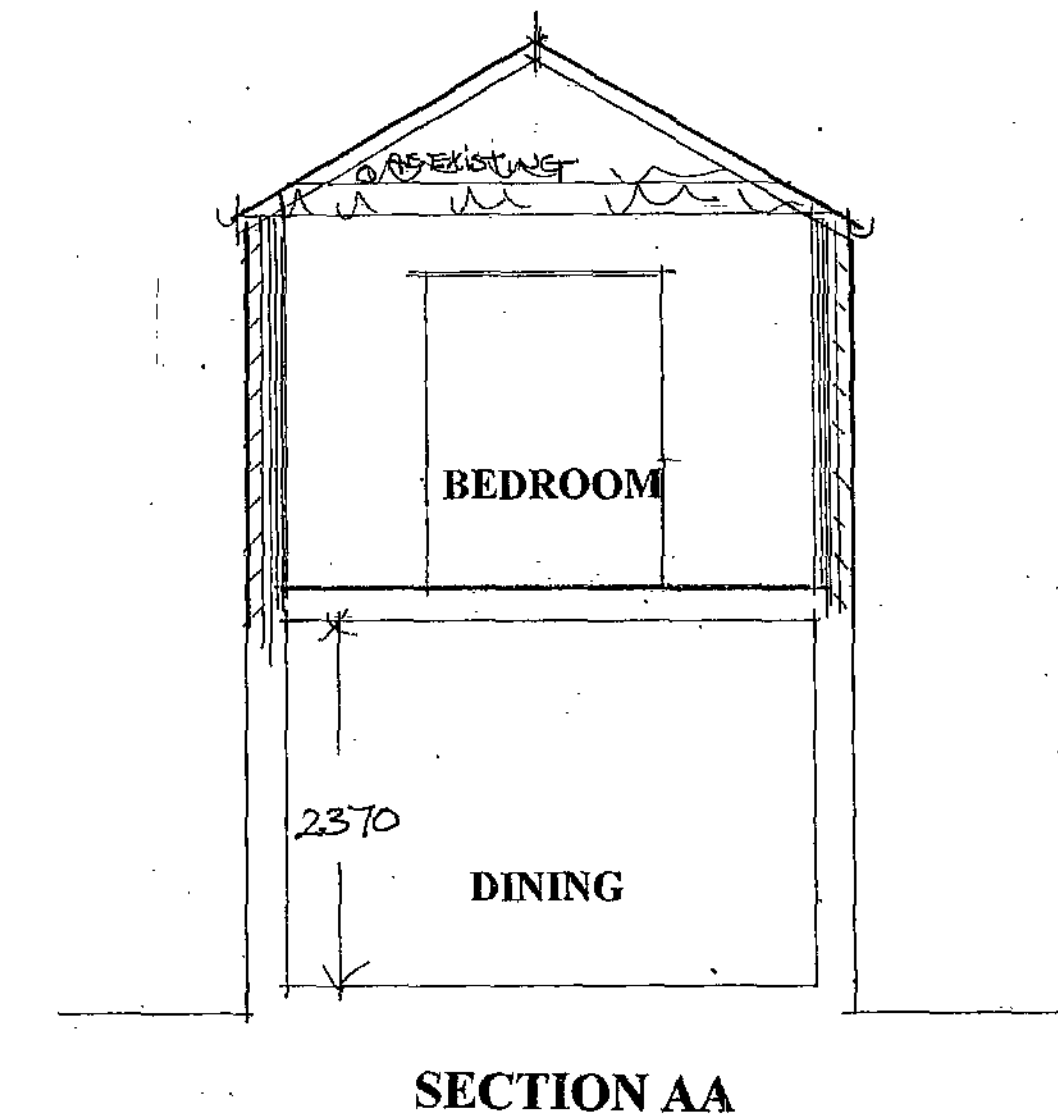
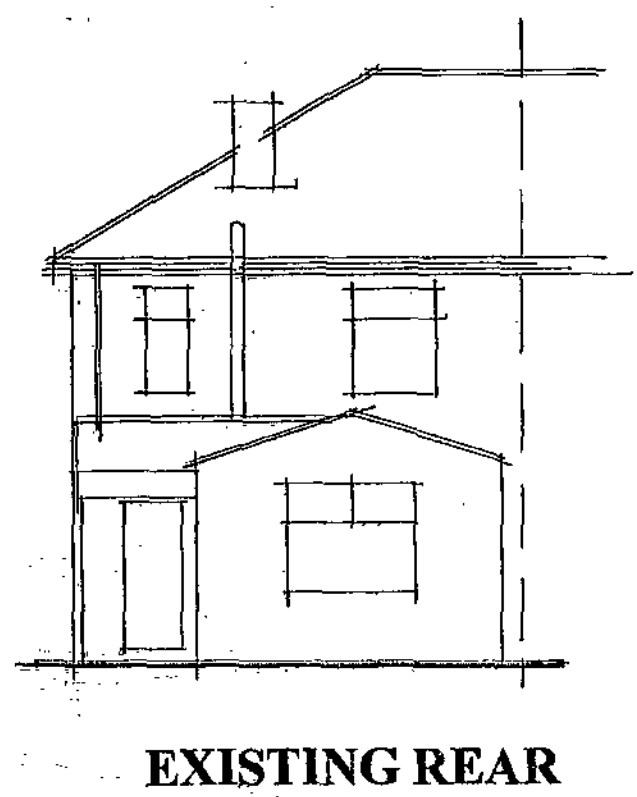
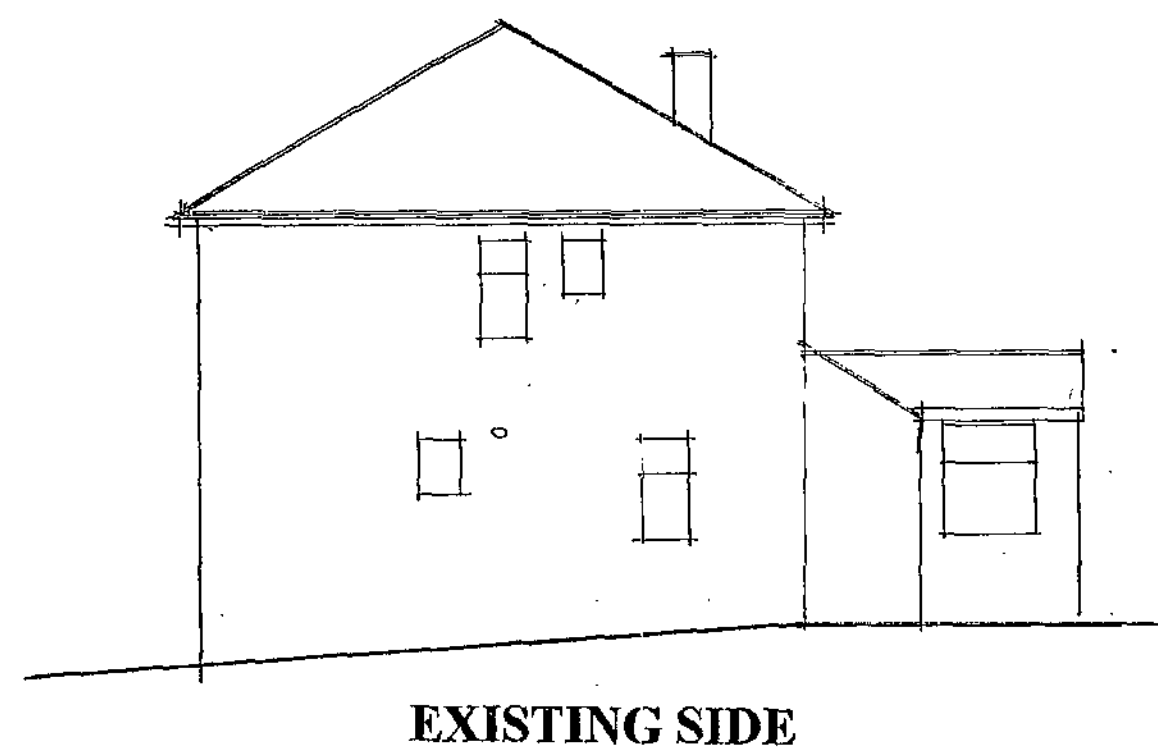
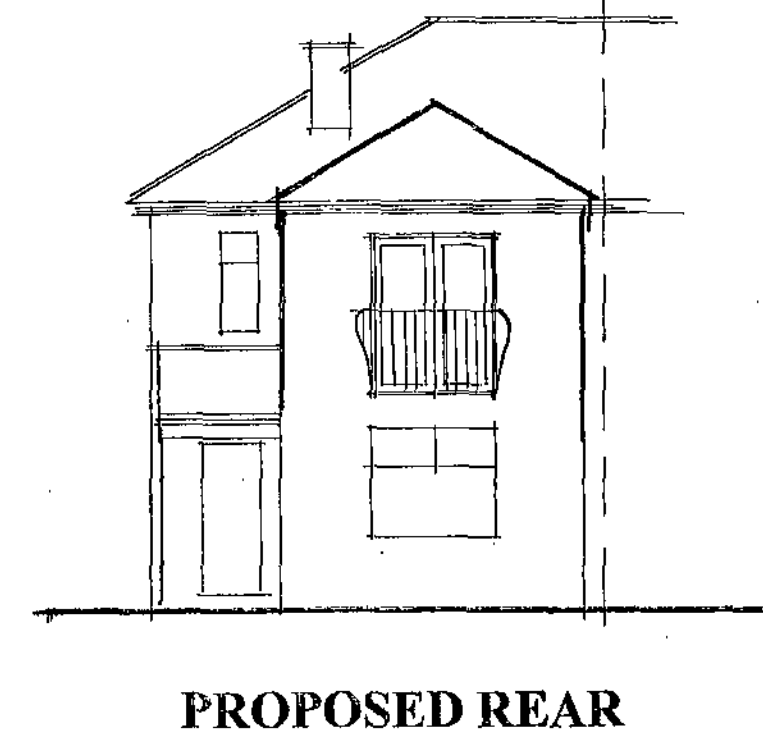
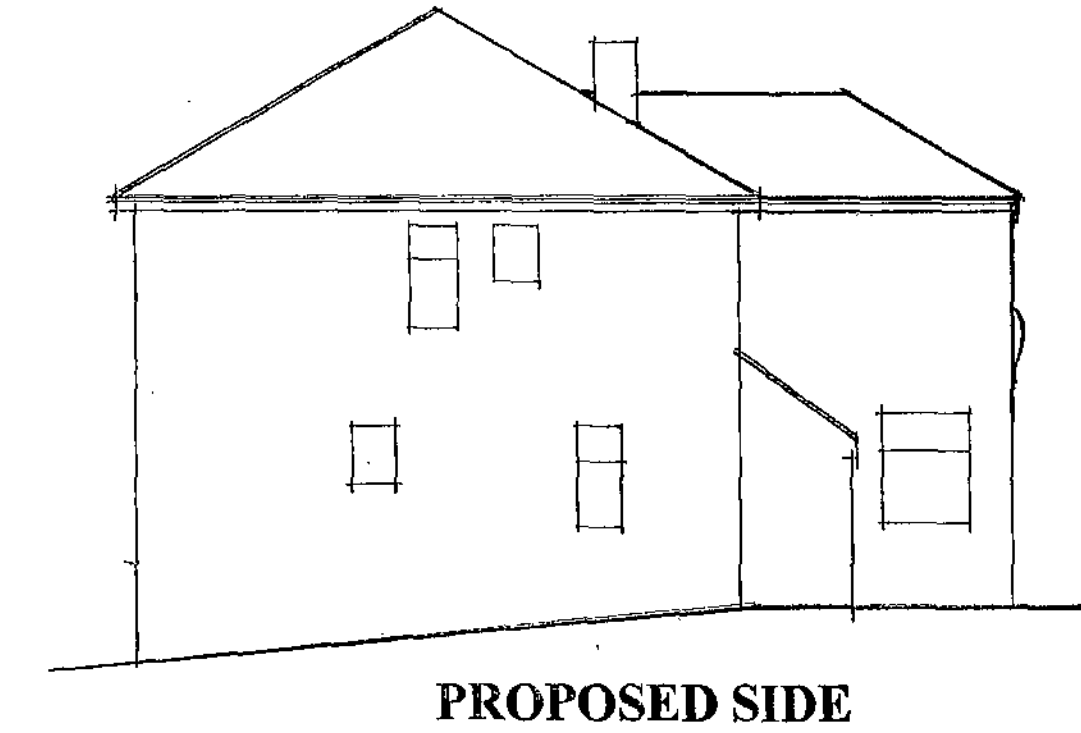
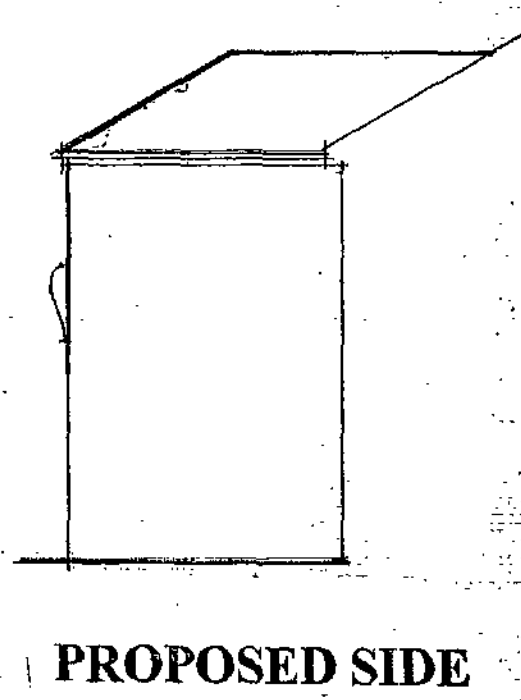
Roof Slate covering as existing on 25mm x 50mm battens 1 layer of Tyvek fully breathable felt that is allowed to sag 25mm between rafters 50mm x 100mm rafters at 400mm centres birdsmouthed over 50mm x 100mm wall plates with 50mm x 100mm dragon ties to each corner. 50mm x 200mm ceiling joists at 400mm centres triangulated to every rafter. Secure 50mm x 50mm timbers to each rafter foot and back across 3 ceiling joists for triangulation to the hipped end. Use 50mm x 200 mm hip rafters and 75mm x 200mm purlins mid rafter span. The proposed roof is to be laid over the existing and none of the existing construction shall be removed. 225mm x 25mm lay boards 150mm x 25mm ridge. 12.5mm plasterboard 5mm skim ceiling insulated above with 150mm of fibreglass laid between the joists and 150mm across. UPVC fascias and soffits 100mm gutter to match existing 63mm fall pipes discharging rainwater to and in order of priority A) soakaway 1m³ in capacity 5m from any building B) water course C) on site system through trapped gullies all to the satisfaction of the DBS.

Alterations . Remove wall and window between existing and proposed and support existing wall plate above a 175mm x 100mm RSJ on 250mm x 250mm x 150mm concrete padstones. Install a 100mm x 150mm Monks concrete lintol at first floor to support the outer leaf of the extension over the kitchen

All electrical work to be carried out in accordance with part P of the Building Regulations. The installation shall be designed installed and tested by a competent person who shall issue a certificate in accordance with BS 7671 on completion.

Windows and Doors All windows and doors to be UPVC double glazed having a u value of 1.8 with K or Low E glass and units that have a 16mm spacer between panes. All glazing in critical locations to be safety glass to BS6206 and stamped accordingly. Critical locations are doors, windows adjacent doors and any glass within 800mm of the floor. Opening lights to be 1/20th of the floor area with 8000mm² trickle vents to each room. Juliet balcony guarding to be galvanized steel 1100mm high above floor level with vertical spindles at 100mm centres.

All construction to be robust.
Provide 1 energy efficient light fitting to new bedrooms.
Install a mains wired smoke detection and alarm system with interlinked detectors and battery backup sited on the ceiling of the ground floor hallway and first floor landing



SCALE 1:100
1:50

**PROPOSED BEDROOM EXTENSION
ABOVE EXISTING DINING ROOM AT
34 HEMINGFIELD ROAD WOMBWELL**

All electrical work to be carried out in compliance with current addition of the JEE regulations with level of provision agreed with client prior to commencement. All electrical work to be carried out in accordance with part P of the Building Regulations. The installation shall be designed installed and tested by a competent person who is a member of the competent persons scheme and capable of issuing a certificate in accordance with BS7671 on completion of the work. All heating/plumbing work to be carried out by a Corgi registered installer or other suitable qualified engineer. The appointed installer shall check the system suitable for additional capacity and confirm any design requirements with client prior to commencement. All hot water pipes to be insulated with foam equivalent to outside diameter of pipe. Radiators to have thermostatic valves. All decoration and joinery items and fittings to be agreed with the client and builder prior to commencement of work.

These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all manufacturers instructions and specification. All materials shall be suitable for the purpose that they are used for. The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authorities Building Inspector, whether or not indicated on the drawings or in the specification. These plans and details have been prepared for the purposes of obtaining Town Planning and Building Regulations approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations perceived omissions or deviations for written confirmation before being carried out on site. All dimensions are approximate and are to be confirmed on site, before project commences. All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the builder at beginning of the contract. When appropriate it is the owners responsibility to serve notice on the adjoining/adjacent neighbours for the proposed works under the Party Wall Act 1996. The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Telephone 0870-122-6236. Email odpm@twoten.press.net.