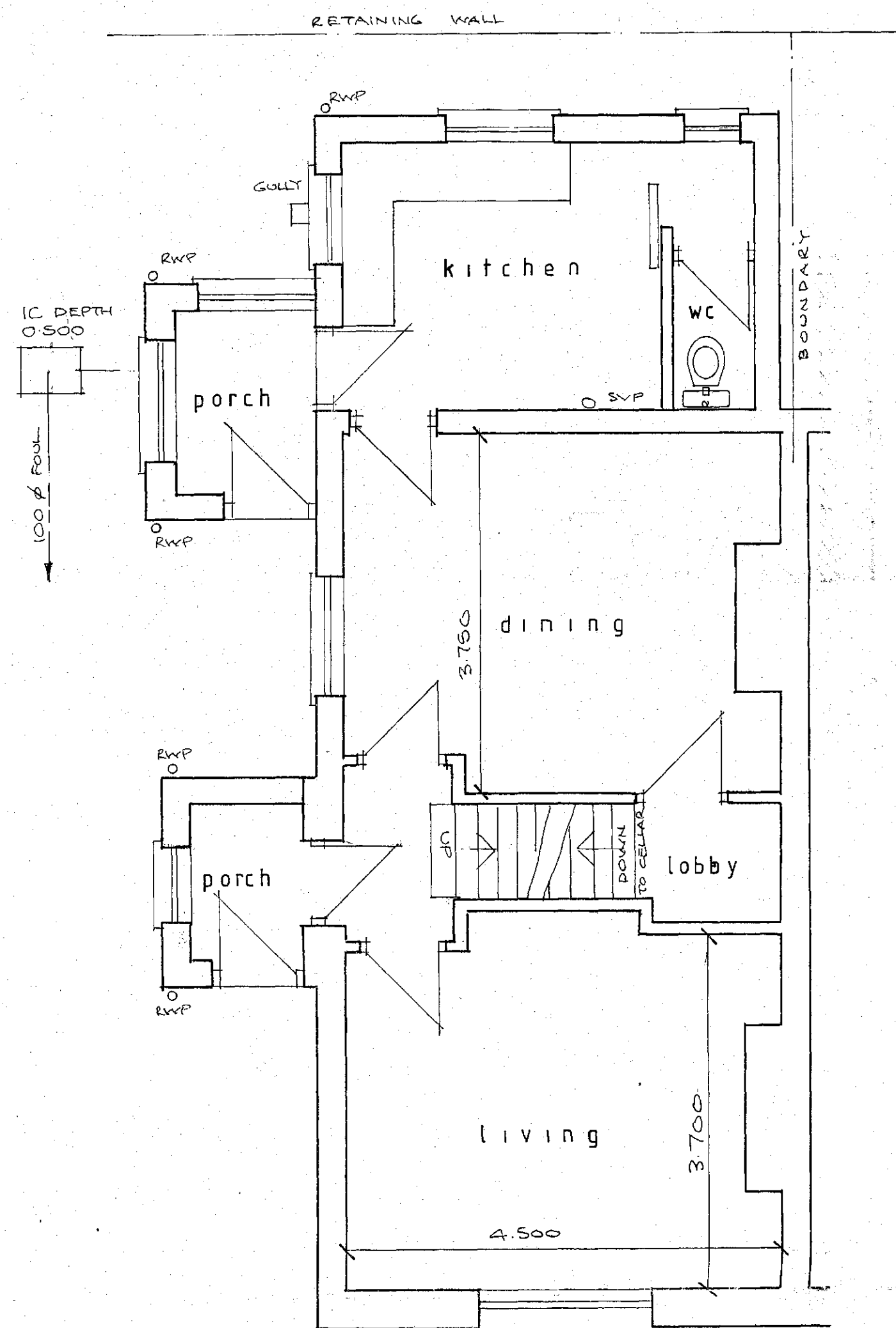
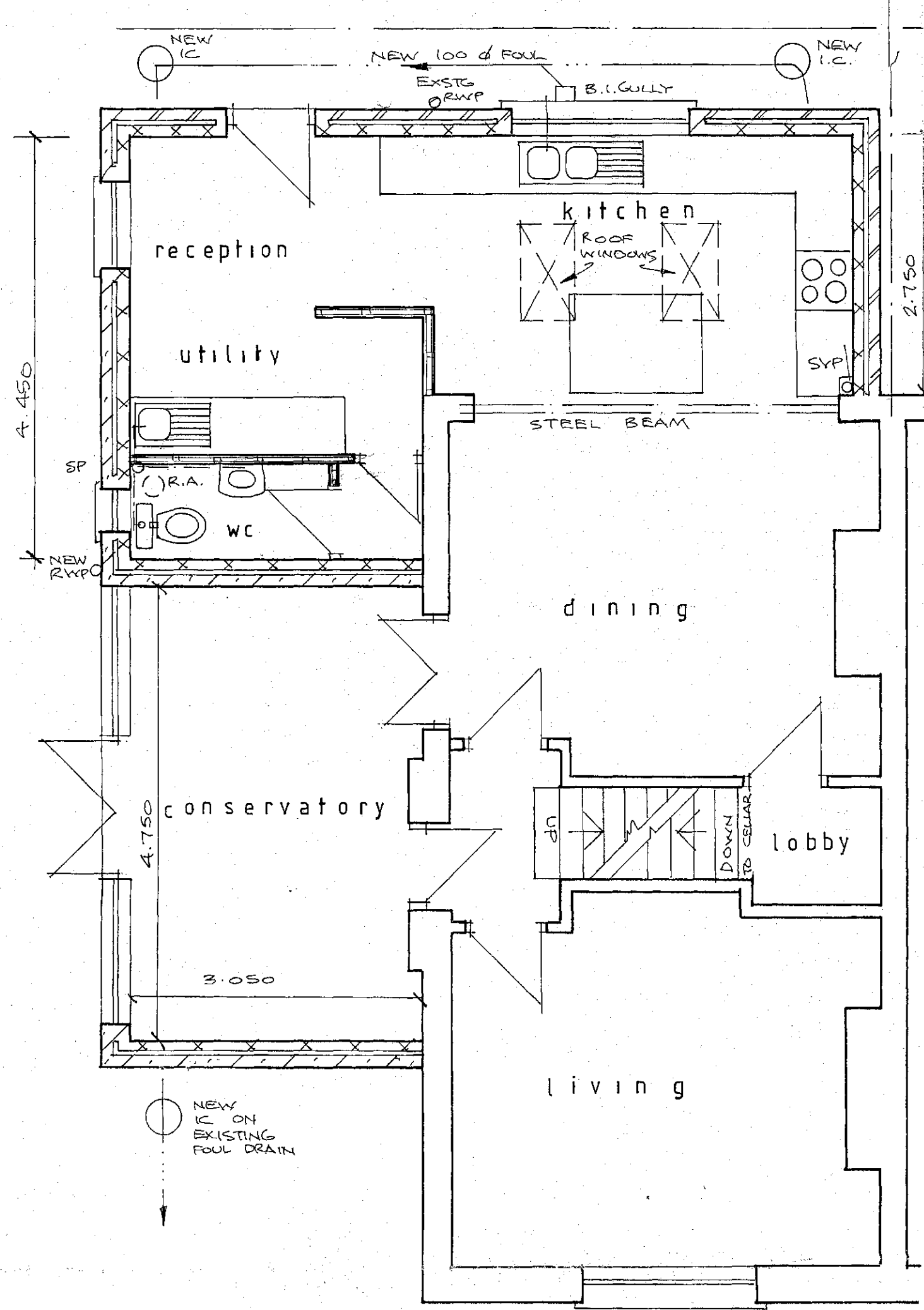
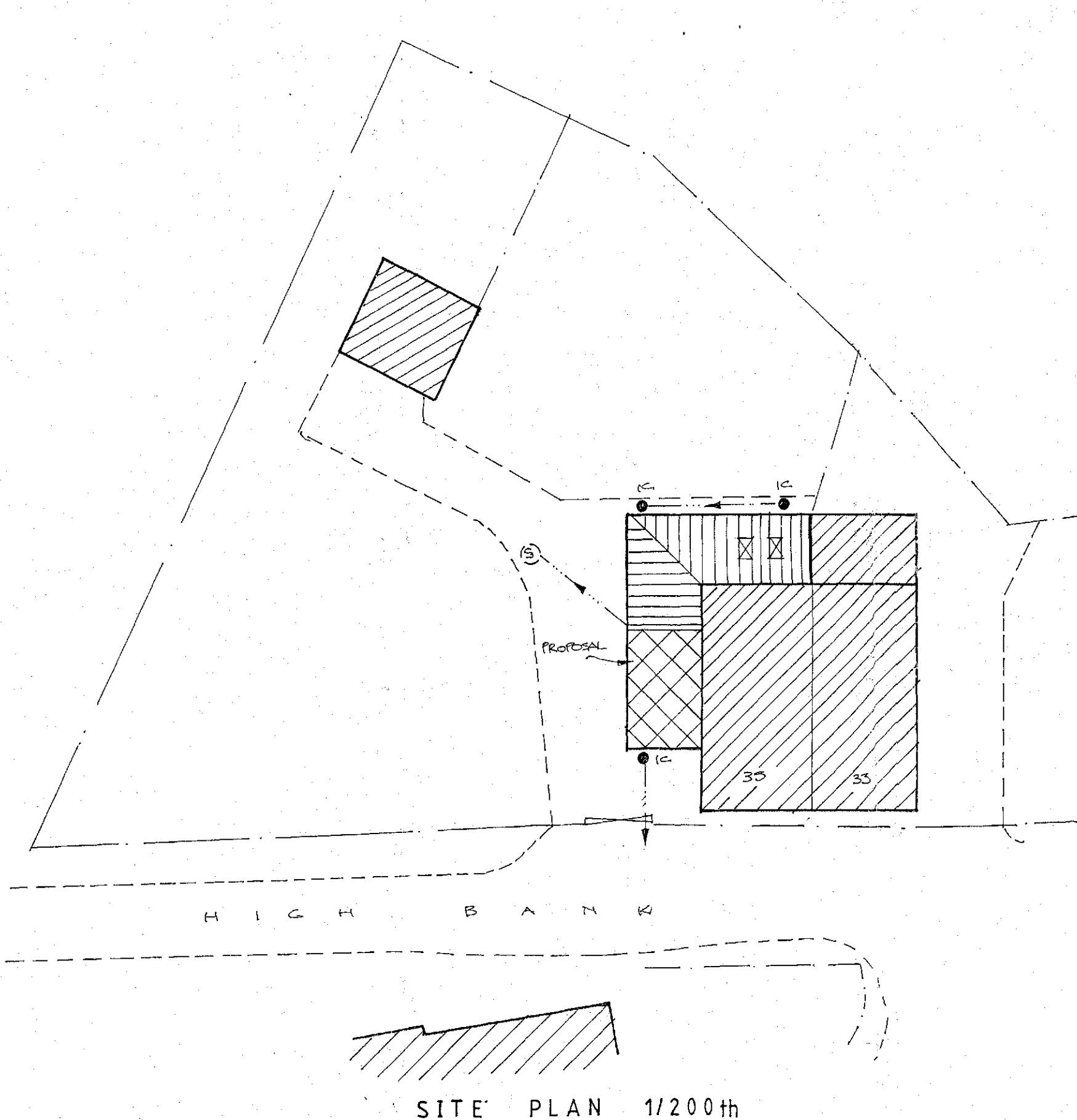




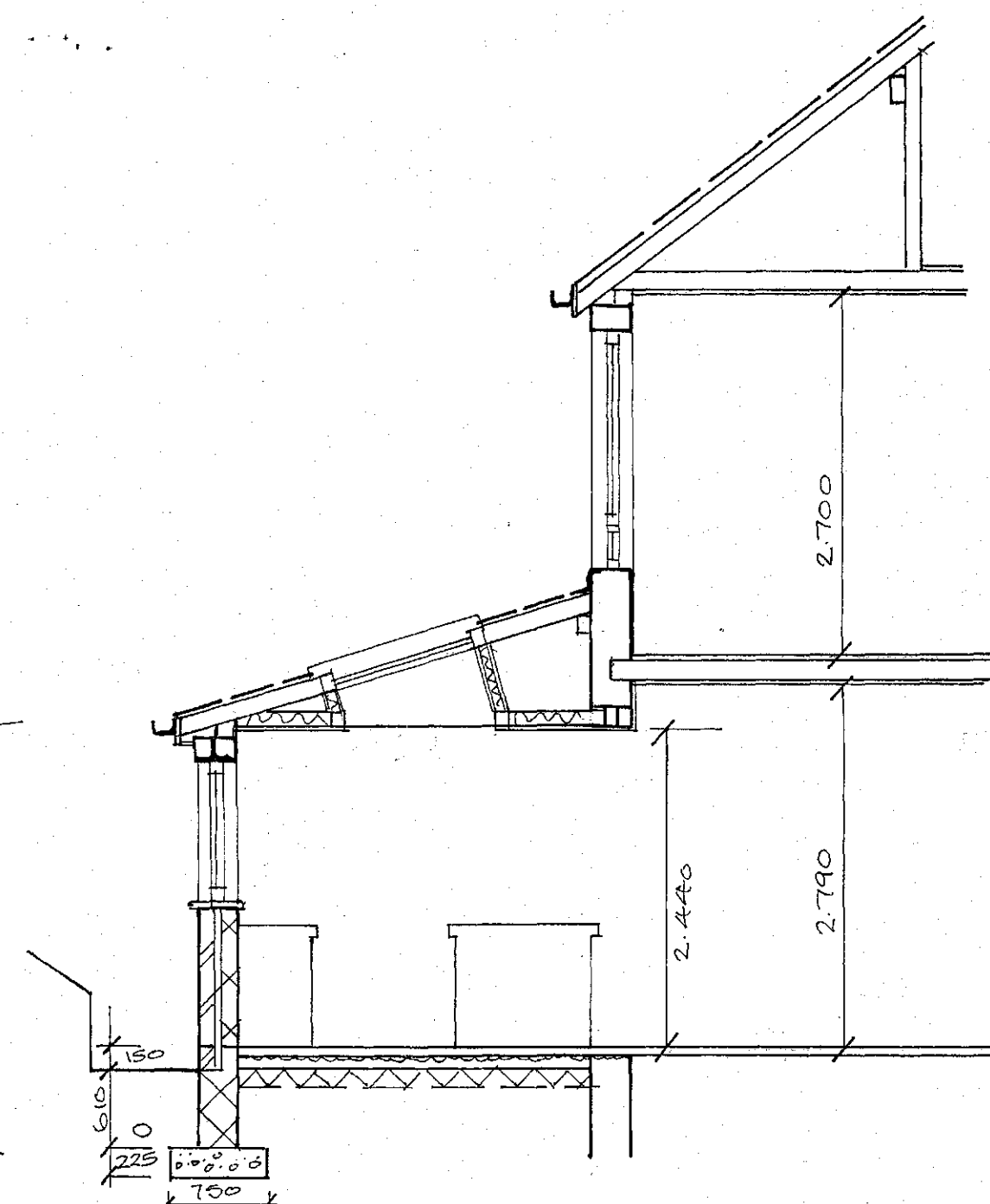
EXISTING GROUND FLOOR



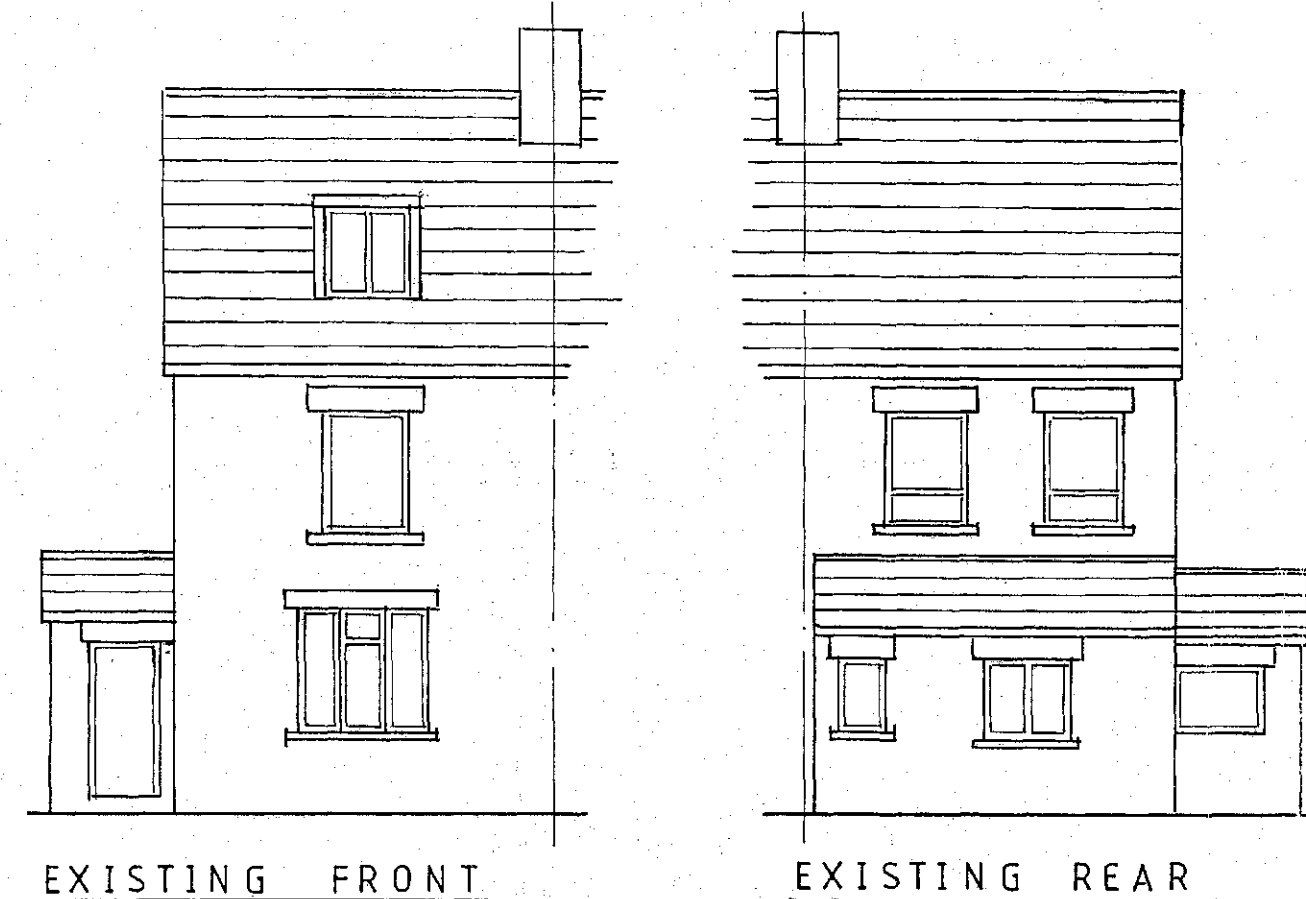
PROPOSED GROUND FLOOR



SITE PLAN 1/200th



SECTION



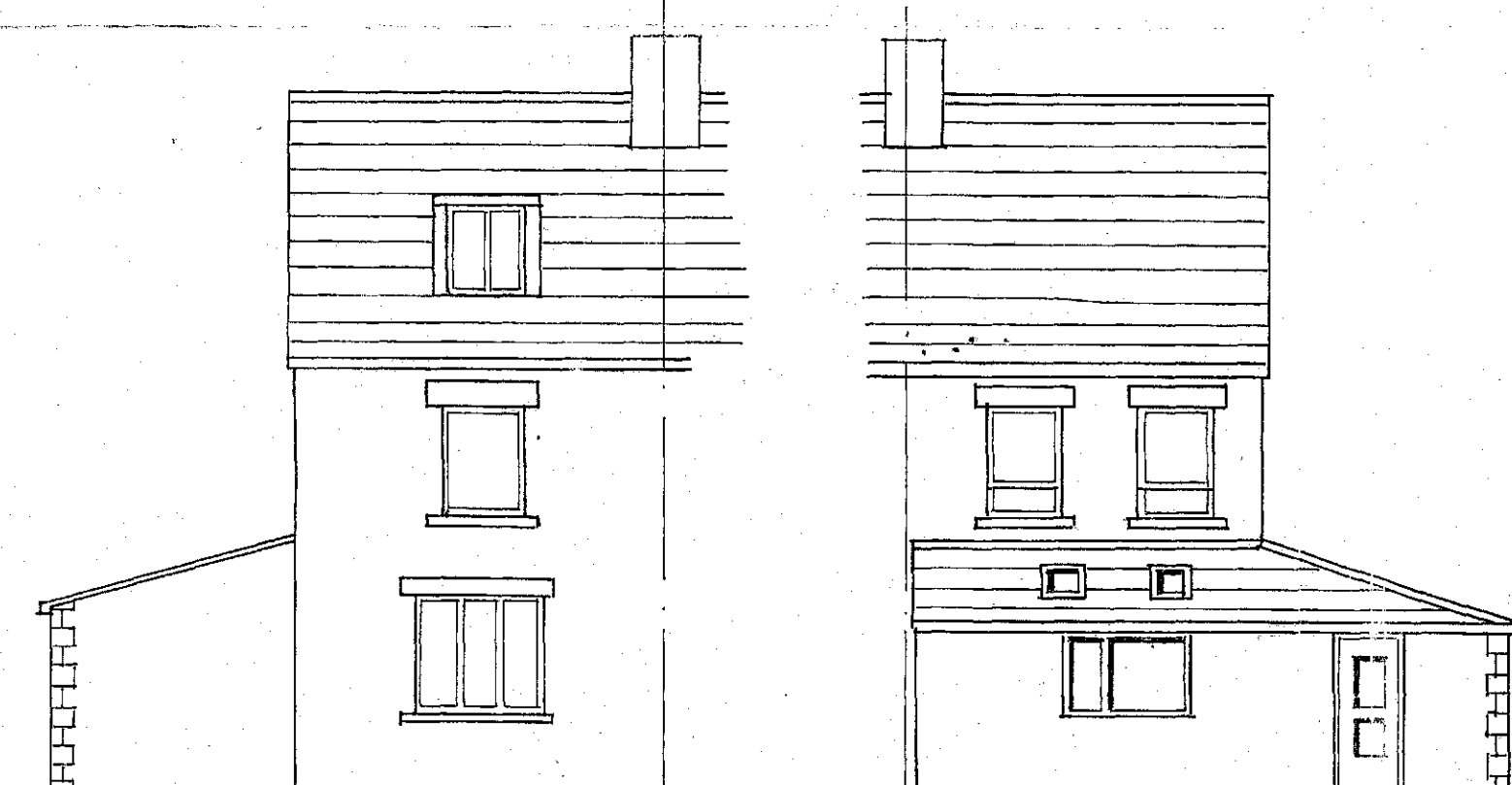
EXISTING FRONT

EXISTING REAR



EXISTING SIDE

EXISTING SIDE



PROPOSED FRONT

PROPOSED REAR



PROPOSED SIDE

PROPOSED SIDE

EXISTING REAR EXTENSION AND TWO SIDE PORCHES TO BE DEMOLISHED. SLATES AND STONE TO BE RECOVERED FOR REUSE

EXTENSION

ROOF: Natural grey slate (reuse existing) to match existing house on 38 x 25 timber battens on untretable felt; 150 x 50 rafters in SC4 timber at 450 centres at 17.5 degree pitch (max span 3.300); rafters to bear on wallplate one end and on 150 x 75 timber bearer rafterbolt to house wall other end or on 200 x 50 hp rafter; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; 147 x 50 ceiling joists at 450 centres fixed to wallplate one end and built into web of steel beam or on proprietary joist hangers screwed to house wall other end (max span 3.050); joists in web of steel beam packed tightly with timber nogging; 100 x 75 treated wallplate fixed to blockwork at 1.800 centres with 30 x 5 x 600 once bent galvanised m.s. straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at 1/2" span built into wall and nailed across first 3 rafters and ceiling joists; white PVCu fascia and soffits; 25 foil backed plasterboard ceiling with 38 x 38 nogging at edges to give 30 minute fire protection to steel beams; insulation to be 300 Rockwool mineral fibre in two layers with first 150 thick layer laid between ceiling joists and second layer laid at 90 degrees (U value of 0.16 W/m²K); 110 x 63 rainwater gutters to discharge to existing 63 square section downpipes or to new downpipes as shown on plan

CAVITY WALLS: 125 thick external leaf in natural coursed sandstone to match existing house to side and front elevation with 112.5 facing brick to rear; sandstone quoins to corners and chills to openings; 100 Celcon 3.6 N/mm² standard grade insulation block inner leaf with 13 plaster finish; cavity wall insulation to be 50 thickness of Kingspan K8 cavity board fixed to block side of cavity using double drip type retaining discipils installed drip downward (U value of 0.28 W/m²K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, chills and eaves and cavities to be continuous; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; stonework, brickwork and blockwork bonded to existing walls alternate courses; wall below ground level to be in 3.6 N/mm² trench blocks; Catnic Cougar CG90/100 open back lintels to openings with min 150 end bearing; tray dpc over lintels with weep holes in stonework/brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc; cavity walls built off concrete strip foundation to be minimum depth and size as shown on section but will be taken down to depth and suitable strata as required by Approved Document A to the Building Regulations and as inspected by local Building Inspector

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25 thickness of 10kg/m² mineral fibre bats secured to stud work

FLOOR: 150 compacted thickness of selected hardcore; 100 structural concrete with 1200 gauge dpm under 40 concrete screed finished ready to receive floor coverings; dpm tied into dpc; 85 thick Kingspan Thermalfloor TF70 zero ODP insulation board fixed laid on dpm under screed (U value 0.22 W/m²K)

VENTILATION: New windows to be 16mm Argon filled double glazed PVCu units fitted with low E coating glass; opening area minimum 1/20" floor area of room served; living room/kitchen and utility windows to have "trickle" ventilation 5.000mm² in area; WC to have 2.500mm² trickle ventilation; windows minimum U value 1.60 W/m²K; PVCu doors to have min U value of 1.8 W/m²K; toughened safety glazing to BS6206:1981 between finished floor level and 800 in windows and between finished floor level and 1500 in doors

2 No. "Velux" 1140 x 590 Type GGL Type GGL roof windows to kitchen; roof windows to be double glazed units with a U value of 1.4 W/m²K; roof windows fixed in accordance with manufacturer's instructions using proprietary fixing kits and flashings; roof loft well to have 10mm foil backed plasterboard and 5mm plaster skim finish one side with 12mm plywood other side on 100 x 50 stud; light well insulated with 80 Kingspan Thermalwall TW55 insulation board insulation fixed between studs (U value of 0.27 W/m²K)

Kitchen: vented with mechanical extractor fan of 30 litres/sec incorporated in cooker hood

WC: vented with window having obscure glazing and some part of opening light 1.750 above floor level with additional ventilation by mechanical extractor fan of 6 litres/sec extraction rate with 15 minute overrun after light is switched off

External double glazed French windows with toughened safety glazing complying with BS6206:1981 between conservatory and dining room

All new windows and replacement windows in dwelling to be fitted by FENSA registered installer who will issue appropriate certificates to Local Building Inspector and house owner

STEEL BEAMS: Beams to be 2 No. 254 x 146 x 37 kg/m U.B.s bolted together with M24 Grade 8.8 bolts with tubular steel spacers over bolts; beams to bear on 300 x 150 thick concrete padstones both ends. Calculations for steel beams submitted for approval

PLUMBING: Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; thermostatic radiator valves to all new radiators; hot and cold water to kitchen/utility sinks and hand basins with hot tap located on left hand side

ELECTRICS: All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7571 Installation Certificate; Certificate to be copied to Local Building Inspector; new lights to dining room to have energy efficient fittings

CONSERVATORY

ROOF: Pilkington "Activ" self-clearing clear glass roof with 4mm "Optifloat" inner pane and 16 mm 90% argon filled cavity; roof glass installed and maintained in accordance with manufacturers specialist instructions; roof windows fixed into preformed roof frame in white PVCu extrusion reinforced with galvanised steel inserts; proprietary flashings to be in form of upstands screwed at 450 centres with cover flashing; flashing turned up and tucked onto walls using folding lead wedges

WINDOWS: Fixed into frame in white PVCu extrusion reinforced with galvanised steel inserts; high security locks fitted to opening lights; safety glazing to BS6206:1981 to all conservatory windows and doors

WALLS: 125 thick external leaf in natural coursed sandstone to match existing house; 100 cavity and 100 Celcon 3.6 N/mm² standard grade insulation block inner leaf with 13 plaster finish; insulation to be 50 thickness of Kingspan K8 cavity board fixed to block side of cavity using double drip type retaining discipils installed drip downward (U value of 0.28 W/m²K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, chills and eaves; stonework and blockwork bonded to existing walls alternate courses; wall below ground level to be in 3.6 N/mm² trench blocks; dpc to be min 150 above adjacent ground level and to be tied into existing dpc; walls built off concrete strip foundation to be minimum depth and size shown on section; foundation adjacent to cellar under living room at front of house to be stepped down to same level as cellar floor to ensure no additional loads transmitted to cellar wall

FLOOR: 150 compacted thickness of selected hardcore; 100 structural concrete with 1200 gauge dpm under 40 concrete screed finished ready to receive floor coverings; dpm tied into all dpc; 85 thick Kingspan Thermalfloor TF70 zero ODP insulation board fixed laid on dpm under screed (U value 0.22 W/m²K)

DRAINAGE: Existing IC to be demolished and drain extended under extension and along rear as shown on plans; all new pipework in 100 diameter clayware pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new 450 dia polypropylene ICs on 150 concrete base with cast iron cover and frames; rodding access in WC floor at junction with SP connection with screw down airtight cover with rubber gasket seal; new SVP in 100 diameter PVC with balloon grating at top and slow radius bend to drain connection; new WC to discharge to new 100 dia SP with slow radius rest bend to drain connection; internal SVP and SP to be insulated in accordance with Building Regulations; 75 deep seal traps to all appliances with 32 waste to handbasin, 38 waste to bath and 100 waste to WCs; no waste connected to SVP or SP within 200 of WC connection; 38 waste to kitchen and utility room sinks; utility room sink to SP and kitchen sink to back inlet gully; shown (no additional flow to existing drainage system due to demolition of porches, new flows top soakaway); new rainwater gully to 1 cu m soakaway situated min 5 metres from any structure; soakaway filled with clean hardcore free from vegetable and fishy material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground; drains passing under extension to be checked for structural condition and protected by taking foundations under level of pipework with concrete lintel to support walls; all work to satisfaction of Local Building Inspector

PROPOSED EXTENSION at 35 HIGH BANK, THURLSTONE, SHEFFIELD

SCALES 1/50th and 1/100th