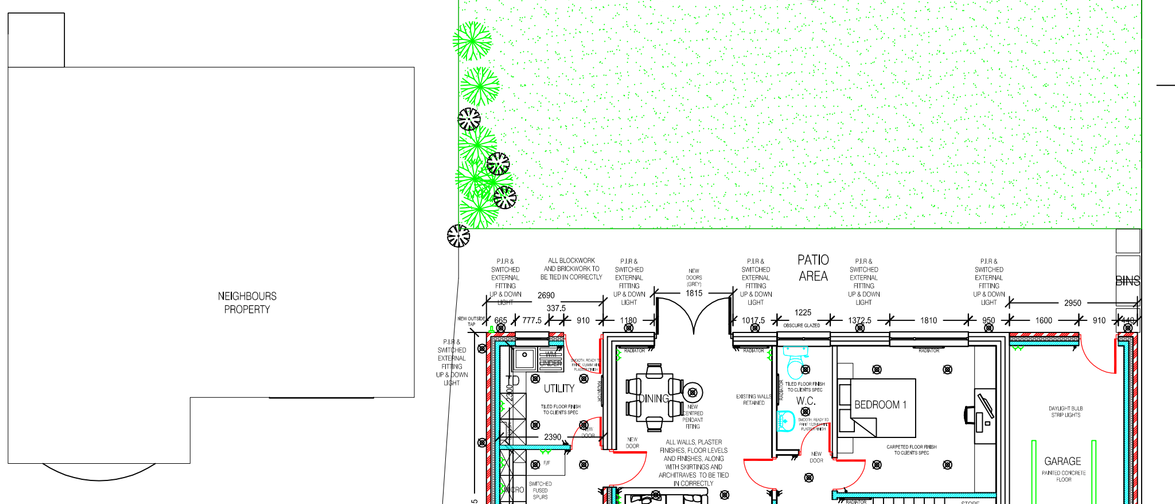
MR TIM BRAIN

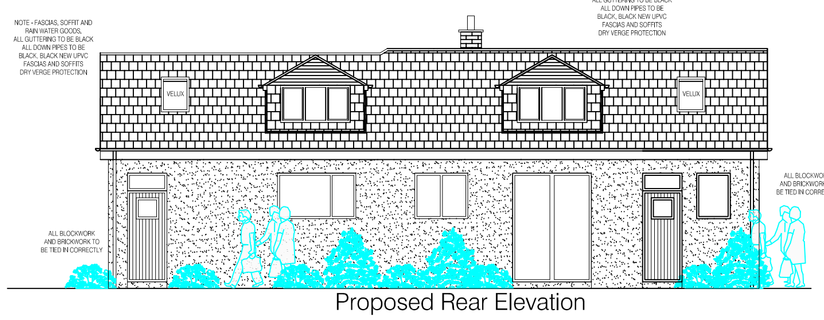
1 CUMBERLAND CLOSE, WORSBROUGH, BARNSLEY, S70 5HP

ROOF CONSTRUCTION

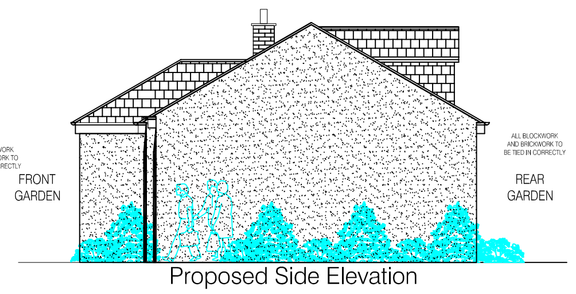
Roof construction to comprise of concrete interlocking type roof tiles to match existing on 38x25mm sw treated battens on reinforced bitumen felt to BS 747:1977 type 1F on gang nailed roof trusses by specialist supplier
All tiles including eaves, ridge and verges to be nailed/dipped and bedded all in accordance with tile manufacturer recommendations
Layout, bracing requirements, details and calculations for roof trusses to be submitted separately to the Local Authority for approval 48 hours before work commences on site
All trusses/roof members to be secured using proprietary anchors, clips and fixings all in accordance with specialist recommendations
Note: no notches or holes to be cut in roof rafters other than at supports where they may be birdsmouthed to a depth not exceeding 1/3 rafter depth
Ceiling to comprise 12.5mm foil backed plasterboard and skim finish secured to u/s trusses to receive 250mm Rockwool "rollbatt' insulation or similar in roof void to give overall construction 'U' value minimum 0.16W/m.sq.K (100mm between joists, 150mm over joists) with minimum 50mm clear air space above
Form overhanging eaves using 19mm thick fascia and 12mm thick soffit in external quality paint grade plywood or treated softwood with eaves to eaves ventilation provided through soffit comprising continuous 10mm wide slot with flyscreen mesh backing or via equivalent proprietary soffit vents all to match existing
10mm continuous eaves to eaves ventilation obtained using proprietary eaves vent system fixed all in accordance with manufacturers recommendations
Form overhanging verge using 100x50mm gable ladder spars at 400mm centres maximum secured to last truss/rafter and 100x50mm sw rafter with 19mm thick bargeboard and 12mm thick soffit in external quality paint grade plywood or treated softwood all to match existing
Secure continuous 100x50mm sw wallplate rawl bolted to top of internal leaf using 30x5mm galvanized ms holding down straps 1200mm long at maximum 1.2m centres
Roof trusses/rafters to be secured to gable walls at 1800mm centres maximum using 30x5mm galvanized ms straps fixed across 3no minimum rafter and ceiling members with noggins and packings between
Roof access to be provided to each area of the roof with 600x600mm insulated loft access hatches where relevant - access to eaves and store also where possible.
Ridge ventilation to be provided or breathable felt to be used,



Proposed Ground Floor and Site Plan

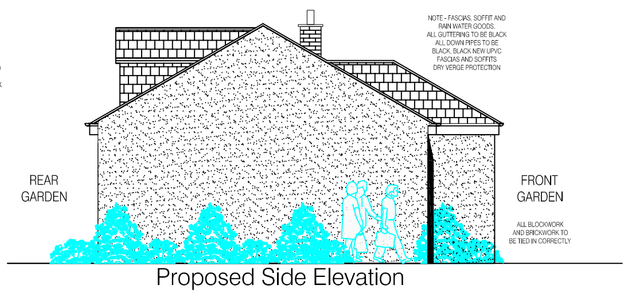


Proposed Rear Elevation

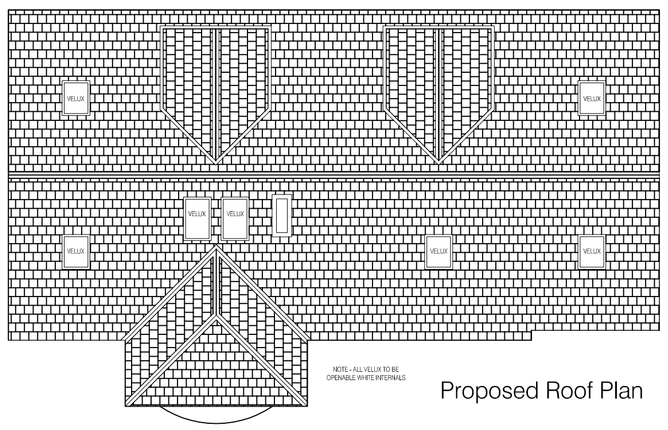


Proposed Side Elevation

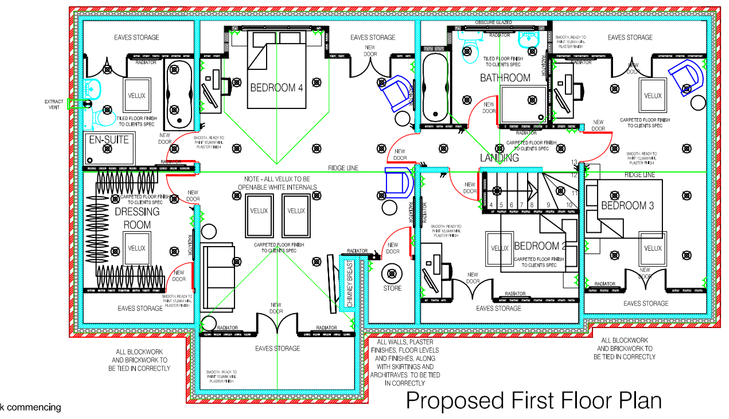
Proposed Front Elevation



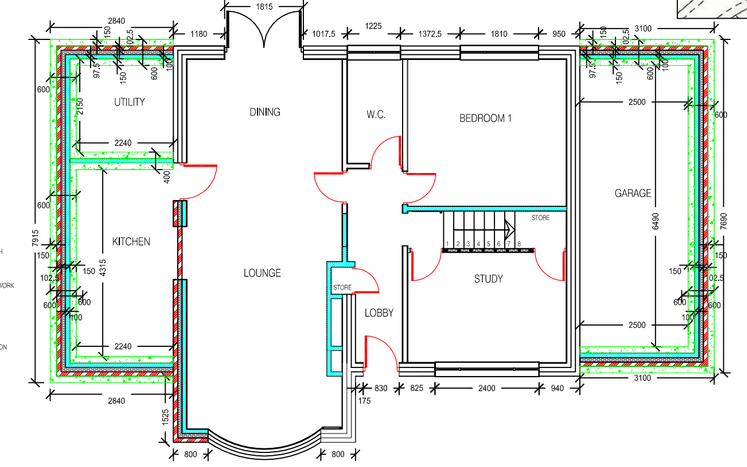
Proposed Side Elevation



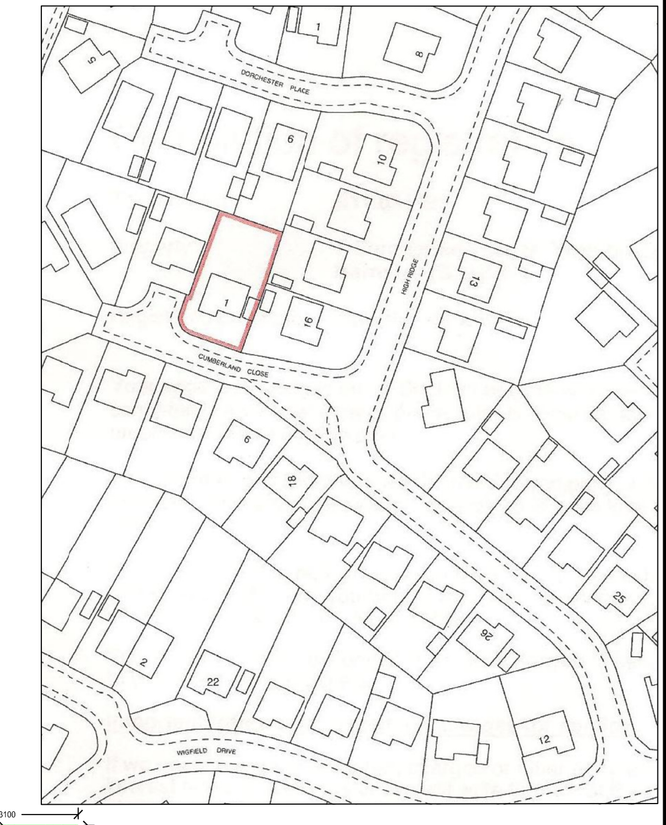
Proposed Roof Plan



Proposed First Floor Plan



Proposed Ground Floor Foundation Setting Out Plan



Site location plan @1:1000 scale

PLUMBING

Waste layout shown is schematic only
100mm dia waste to Wc's and 38mm dia wastes to all other fittings in uPVC to be fitted with 75mm deep seal traps (note: resealing traps to be fitted to any waste length exceeding 3m)
Waste pipes to be provided with rodding eyes to each length
110mm dia uPVC SVP to terminate with air admittance valve to terminate above highest fitting (note: sealed roddable access points to be provided at base)
All waste connections into stack to be above that of the WC or a minimum of 200mm below
Where SVP's run internally pipe to be wrapped full height in insulation quilt and encased using plywood or 12.5mm plasterboard on 38x38mm sw framing (note: removable panels to be provided where necessary to facilitate rodding)
Rainwater pipes to be 68mm diameter pvc discharging into back inlet gullies to match existing
Rainwater gutters to be 112mm diameter half round pvc to match existing
All pipework within roof space to be fully insulated

SMOKE DETECTION

Self contained smoke alarms to be provided at each floor level at a distance no greater than 7.5m from any habitable room, to be interconnected and mains operated fixed to ceiling at least 300mm from light fittings, all in accordance with Building Regulations Part B Section 1

Final Note - All responsibility remains with Contractor and client through building control inspections to ensure all work is checked and signed off correctly in accordance with Local Authority regulations.
All dimensions must be checked on site and and amendments must be discussed with Agent prior to changing on site.
Any structural information, calculations and loadings must be verified and checked with an approved structural engineer and building control.

WINDOWS AND DOORS

All external windows/doors to be UPVC fitted with white upvc sealed double glazed units and opening lights as indicated on plans (note: habitable rooms opening light size to achieve minimum 1/20 of floor area for rapid ventilation part of which should be 1.75m above floor level)
Glazing to give overall construction 'U' value minimum 1.6 AND 1.8W/m.sq.K
All windows, patio doors etc to have trickle vents fitted giving background ventilation of not less than 8000mm sq to habitable rooms and 4000mm sq to all other areas.
All glazing panes to be WER Grade A.
Wc / Ensuite windows to be obscure glazing where relevant - also to stairs / landing to the rear of the building.
Glazing to doors which is wholly or partially within 1500mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS 6206
Glazing adjacent to doors which is wholly or partially within 300mm of the edge of a door & which is also wholly or partially within 1500mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS 6206
Low level glazing other than glazing in doors and glazing adjacent to doors which is wholly or partially within 800mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS 6206

DRAINAGE

Drainage layout shown is schematic only
Existing falls and invert levels to be investigated prior to any work commencing to ensure feasibility of the layout shown
All new underground drainage to be 100mm diameter clayware Hepworth 'Supersleeve & Hepseal' or similar laid at minimum fall of 1in 40 in accordance with the manufacturer recommendations
Bedding and backfilling of all drainage to be carried out in accordance with the manufacturer recommendations and to the satisfaction of the Local Authority Building Inspector
Inspection chambers to be of brick construction or PPIC. New class 'B' engineering brick inspection chamber to be 215mm thick brick flush pointed 450x600mm internally with light duty cover and frame over, unless otherwise described
All gullies shown to be roddable access type
Form lintelled opening over using PCC lintels (Naylor Bros or similar) where drain passes through wall (note; bed short length of pipe with joints formed within 150mm of each wallface and adjacent rocker pipes to have maximum length of 600mm) Ensure minimum 50mm clearance all round and seal off opening both sides using 12mm fibre cement board
All pipework where running below floor slab with less than 300mm cover to be surrounded with concrete to a thickness of at least the diameter of the pipe
Movement joints formed within concrete surround at maximum 5m centres using 18mm fibreboard pre-cut to suit pipe diameter all in accordance with manufacturer recommendations
Where pipework occurs within 1m of cavity walls trenches to be filled with concrete at least to level of underside of the foundation all in accordance with manufacturer recommendations
Where pipework occurs 1m or more from cavity walls trenches to be filled with concrete to a level below underside of the foundation equal to the distance from the wall to the nearside of the trench less 150mm all in accordance with manufacturer recommendations
Any existing disused drain runs to be grubbed out and connections to drain properly sealed to prevent entry of vermin
All new drain connections to be inspected by Local Authority drainage section prior to covering up.
If necessary, a soakaway or septic tank is to be utilised and correctly installed and inspected by WMDC building control.

SOLID GROUND FLOOR CONSTRUCTION

Ground floor construction to comprise solid concrete base slab to clients spec and dwelling and upper floor to be 25mm nominal ptg softwood boarding on 50x100mm timber battens at maximum 400mm centres on 150mm overall finished thickness concrete on 1200 gauge visqueen dpm on sand blinding on 150mm crushed stone hardcore well consolidated to give overall construction 'U' value minimum 0.22W/m.sq.K - exposed floor (note: DPM specification may vary to suit gas protection measures)
100mm thick Kingspan 'Kooltherm K3' insulation floorboard or similar to be laid between timber battens to give overall construction 'U' value minimum 0.22 W/m.sq.K - exposed floor (note: ensure that insulation fits snugly up to sides of battens and walls at ends and does not project above tops of battens)
DPM to be fully lapped and sealed with existing/new dpm's and dpc's to internal leaf/internal walls to form continuous barrier (all joints lapped minimum 100mm and bonded together with dpc manufacturers recommended jointing tape)

INTERNAL WALL CONSTRUCTION

Internal walls to ground floor to be 100mm 7N/mm sq blockwork finished both sides in two coat 13mm plaster including 100x150mm PCC lintels (Naylor or similar) over all doors/openings with minimum 150mm end bearing
Note: vertical chases not to exceed 1/3 of the wall thickness (1/3 thickness of the leaf in cavity walls) and horizontal chases not to exceed 1/6 of the thickness of the leaf or wall
Upper floor 100mm overall studwalls, Noggins to be provided at positions to suit radiators, sanitary fittings where appropriate

NOTES

Do not scale off this drawing.
Refer to figured dimensions only.
All dimensions to be checked on site prior to the commencement of works.
All works must be carried out in strict accordance with approved drawings drawn up by Architmant Designs. Any deviation is the responsibility of the contractor and client. We take no responsibility whatsoever for amendments and changes on site from the approved drawings. Drawings are for information only as requested and amended by client - Planning must be adhered to at all times.
This drawing is to be used for Local Authority Approval purposes only.
All amendments made inline with clients request December 2018.

All work to be carried out in accordance with current Building Regulations.
DEFRA - Limiting thermal bridging and air change: Robust Construction details for dwellings and similar buildings together with all relevant British Standards and Codes of practice and to the satisfaction of the respective Building Control Officer
It remains the responsibility of the building contractor to ensure that all components and materials used are of specification and size etc to suit the proposed application and are installed/used in strict accordance with the relevant manufacturers recommendations
Positions of any existing services and drains etc are assumed only. The investigation/research and excavation of same remains the responsibility of the building contractor.
Architmant design does not carry out any site inspections or project manager roles.
Drawings are provided for information purposes only, not to be built from.
Structural engineers
should be sought for further technical information.

FOUNDATIONS

All foundations to be concrete strip type 600x225mm under external cavity walls with minimum 750mm cover and are to include A142 mesh reinforcement to top (50mm cover)
Foundations may be deeper than indicated dependant on ground conditions and bearing pressure encountered at excavation. Foundation size and depth etc to be all as agreed with the Local Authority Building Inspector
Any foundations where running parallel to existing sewers to be taken down to invert level
Existing foundations to be exposed prior to commencement of the works and subject to inspection by the Local Authority Building Inspector

EXTERNAL WALL CONSTRUCTION

External wall construction to comprise of 102.5mm facing outer brickwork, to match existing, with stone feature detail to front elevation 100mm minimum cavity to include min 50mm Kingspan Thermawall TW50 partial fill cavity slabs or similar secured via wall tie clips to 100mm 7N/mm sq medium density blockwork (1300 Kg/m3) internal leaf receiving 13mm plaster finish to give overall construction 'U' value minimum 0.28W/m.sq.K - exposed wall
Wall ties to be stainless steel type 1 to DD140 Part 2 formerly vertical twist to BS 1243 (50mm min, 75mm max embedment both sides) at 450mm centres vertically and 750mm centres horizontally, staggered, and at each course at reveals
Note: Wall ties at openings to be positioned within 100mm of reveal block returns
Horizontal dpc (Hyload Mortarmatch or similar) to be provided in outer leaf of cavity wall minimum 150mm above adjacent ground level and at ground floor joist bearing level to all internal walls and inner leaves of cavity walls
Cavities to be closed at eaves and around all new window/door openings with return block
Rockwool 'Rockclose' or similar vertical and horizontal dpc's to be fitted to all cavity closures except where protected by eaves and verge
All external / loadbearing internal walls below ground level to be Pilasmor 'Stranlite' or similar approved foundation blocks
Cavities to be filled to ground level with lean mix concrete (1:12) finished with sloping batter towards outside leaf
Crocodile type stainless steel fixings to be used where new wall abuts old to form 10mm vertical soft joint detail with proprietary backing strip and mastic sealant together with all necessary plaster movement joint beads Internally
Mortar for use beneath DPC levels to be in accordance with the current British Standard. Sulphate resisting cement to be used where recommended by the brick manufacturer or where sulphates are present in the ground or ground water

LINTELS

Combined galvanized steel lintels by Catnic Ltd or similar approved to all openings including external meter boxes to be of size/specification to suit spans with end bearings strictly in accordance with manufacturers recommendations

ELECTRICAL

The whole of the electrical system is to be extended/adapted in accordance with the latest I.E.E regulations. Details of the design are to be supplied by the Electrical Engineer

- Architectural design
- Planning & Building Regulations
- Landscape architecture
- 3D Visualisation & model making

CLIENT

MR.TIM.BRAIN

1.CUMBERLAND.CLOSE,
WORSBROUGH,BARNSLEY
S70.5HP

DRAWING OF

PROPOSED.EXTENSION.TO.DWELLING
TO.SIDE.WITH.PORCH.REMOVAL
&.RE-BUILDING.OF.GARAGE,LOFT.CONVERSION
WALL.PLATE.RAISE.&.INTERNAL.ALTERATIONS
PROPOSED.PLANS&ELEVS
WORKING.CONSTRUCTION.DRAWINGS

drawing no	rev	date
DWG-002	B	APR-19
scale	drawn	checked by	checked date
1:100@.A1	SMT	TB	APR-19

PROPOSED PLANS & ELEVATIONS - WORKING CONSTRUCTION DRAWINGS