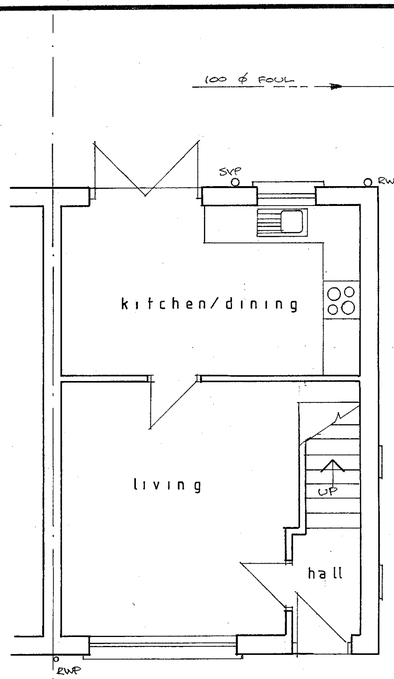
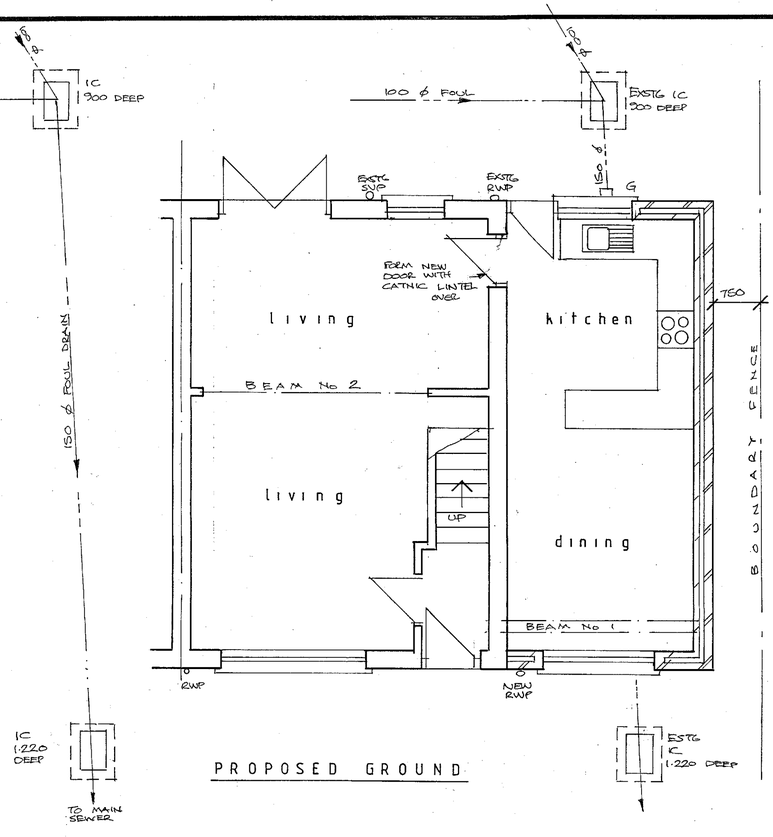
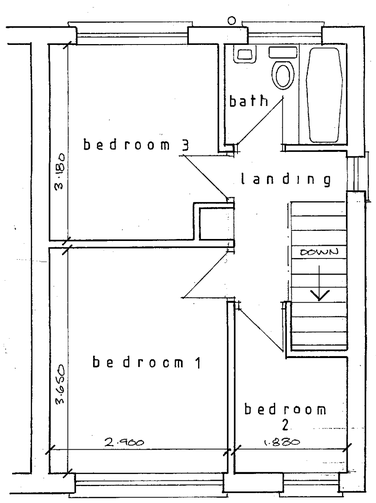


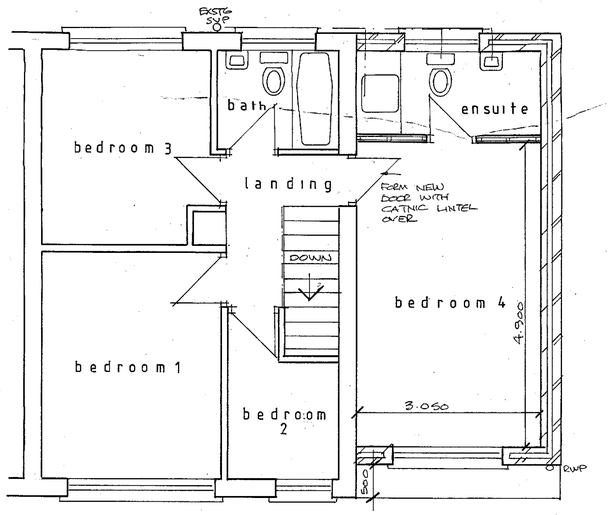
EXISTING GROUND



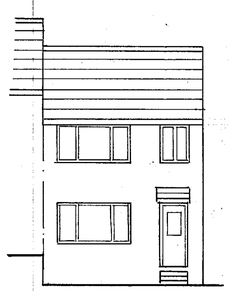
PROPOSED GROUND



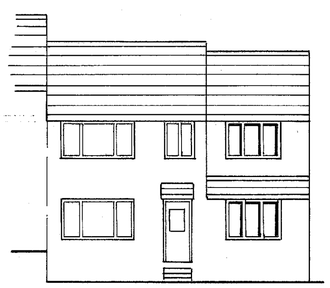
EXISTING FIRST



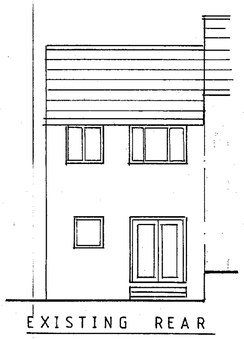
PROPOSED FIRST



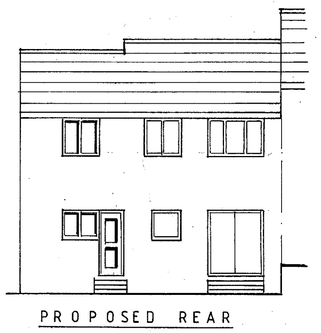
EXISTING FRONT



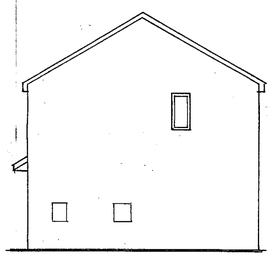
PROPOSED FRONT



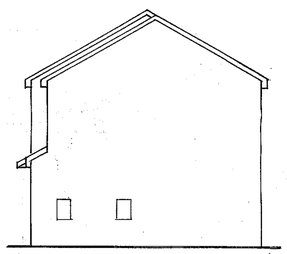
EXISTING REAR



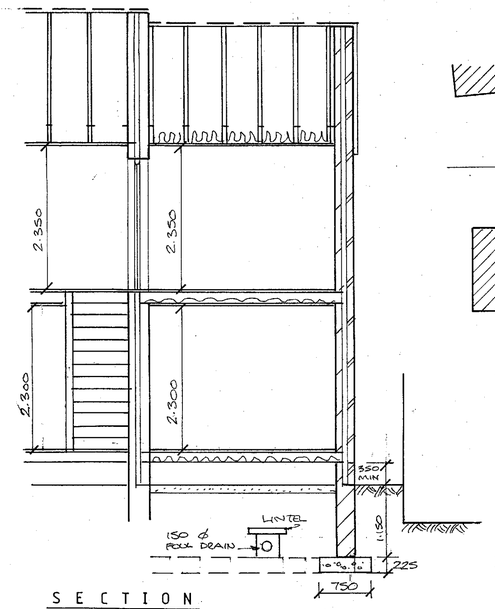
PROPOSED REAR



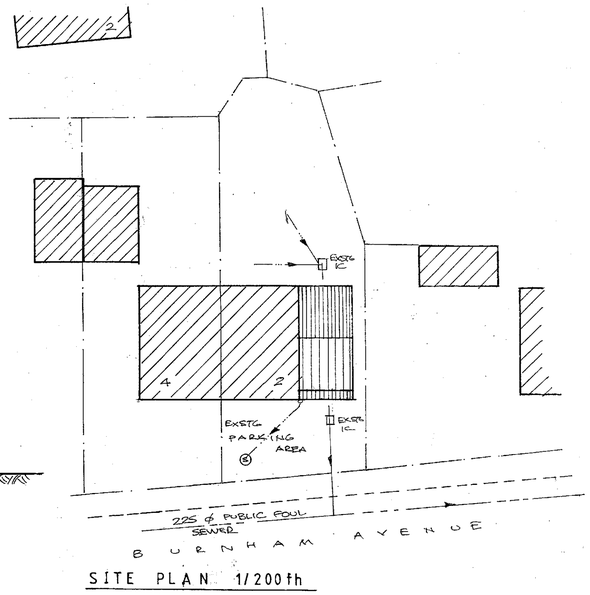
EXISTING SIDE



PROPOSED SIDE



SECTION



SITE PLAN 1/200th

ROOF: Concrete interlocking roof tiles to match existing roof laid on 38 x 25 tiling battens on underlay felt to BS EN 13707; verge and eaves tiles twice clipped; proprietary manufacture Fink pattern trusses at 600 centres at 30 degree pitch **(builder to check pitch of existing roof trusses to ensure match with proposed before ordering)**; trusses designed, manufactured and installed in accordance with BS 5268 Part 3:1985; trusses to have min 97 x 38 top and internal chords and min 147 x 38 ceiling chords; all timber in trusses to be Grade TR26 to BS EN 519:1995; **Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site;** trusses nailed both ends to 100 x 75 treated wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gable at max 1800 centres built into wall and nailed across first 3 rafter and ceiling ties; 10mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16 W/m²K); ventilators at soffit to give an equivalent area as 12mm continuous air gap; Code 4 stepped lead flashing between new roof and existing house wall lapped under roof coverings min 230 and up wall min 150 and tucked in; new roofing felt lapped under existing roof coverings at rear min 225; PVCu soffit and fascia board; 110 x 63 gutters discharge to 50 square downpipe to canopy roof at front and to existing gully at rear

CANOPY ROOF: tiles, battens, felt all as main roof above on 100 x 38 rafters at 450 centres in Strength Class C16 timber at 30 degree pitch; rafters to bear on wallplate as above and on 150 x 75 timber bearer rawlbolted to house wall other end; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; 97 x 38 ceiling joists in Strength Class C16 timber at 450 centres fixed to wallplate one end and hung off proprietary joist hangers screwed to house wall other end; rainwater goods as above connected to new downpipe and rainwater gully

CAVITY WALLS: 102.5 thick external leaf in brickwork in colour to be approved by Planning Officer to match existing house; 100 cavity and 100 Celcon 3.6 N/mm² standard grade insulation block inner leaf with 5mm plaster skim finish; full cavity fill of Rockwool mineral fibre insulation (U value of 0.26 W/m²K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and any cavities to be continuous; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 3.6 N/mm² trench blocks; Catnic Cougar CG70/100 open back lintels to door and window openings with minimum 150 end bearing; tray dpc over lintels with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc and new dpm

Cavity walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by Part A of Approved Document to Building Regulations and local Building Inspector

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25mm thickness of 10kg/m³ mineral fibre bats secured to stud work; floor joists doubled up under studs

GROUND FLOOR: 25 ptg boarding on 170 x 47 joists in Strength Class C16 timber at 450 centres built into load bearing walls both ends; herringbone struts to joists at mid span; 30 x 5mm lateral restraint straps at 1800 centres built into cavity wall and nailed across first three joists with timber noggins to brace straps; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 110 thick Kingspan Kooltherm K3 zero ODP rigid urethane insulation board fixed between joists on 25 x 25 timber battens screwed to joists (U value 0.22; W/m²K) 100 oversite concrete at or above adjacent ground level with min 350 clearance below bottom of joists

FIRST FLOOR: 25 ptg boarding on 170 x 47 joists in Strength Class C16 timber at 450 centres built into loadbearing walls both ends; herringbone struts to joists at mid span; 30 x 5mm lateral restraint straps at 1800 centres built into brickwork and nailed across first three joists with timber noggins to brace straps; sound insulation consisting of 10 thickness of 45kg/m³ density sound insulation quilt laid between joists

STEEL BEAMS: Beam No.1 to extension wall 2 No. 203 x 102 x 23 kg/m U.B.s bolted together with M24 Grade 8.8 bolts with tubular steel spacers over bolts bearing on 250 mm long x 140 mm deep x 100 wide concrete padstone in Grade C30 concrete both ends; Beam No.2 to existing first floor joists to be 178mm x 102mm x 19 kg/m U.B. bearing on 150 mm long x 140 mm deep x 100 wide concrete padstone in Grade C30 concrete both ends; beams to protected with 25 plasterboard with 5mm plaster finish reinforced with 1.6mm wire binding at 100 pitch at edges

Smoke detector/alarm: Existing optical type smoke detectors/alarms to landing and hallway fitted in accordance with BS 5839-6:2004; detectors wired to mains electricity with separate fuse in fuse box with 3 hour battery backup

VENTILATION: New windows to be 24mm double glazed PVCu units fitted with low E coated glass; opening area minimum 5% floor area of room served; windows to have "trickle" ventilation 8000 mm² in area; New bedroom windows to be escape windows with an unobstructed openable area min 0.33m², escape windows minimum 450 high x 450 wide with bottom of openable area min 1100 from floor; toughened safety glazing complying with BS6206:1981 to all glazing between finished floor level and 800 in windows and between finished floor level and 1500 in doors; PVCu doors to be to have min U value of 1.8 W/m²K; all windows to be fitted by FENSA registered contractor

Ensuite: vented with window having obscure glazing and some part of opening light 1.750 above floor level and mechanical extractor fan of 15 litres/sec intermittent extraction rate

DRAINAGE: new ensuite connected to existing external SVP; 75 deep seal traps to all appliances with 32 waste to hand basin, 38 waste to shower and 100 waste to WC; no waste connected to SVP within 200 of WC connection; RWP at front to new gully to connect to soakaway via new drain connection made using 110 diameter plastic drainage pipes and fittings to EN1401-1 with push fit flexible joints laid to a minimum gradient of 1 in 60; 1 m³ soakaway situated min 5 metres from any structure filled with clean hardcore free from vegetable and flaky material; **percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground;** drains passing under extension to be protected by taking foundations below level of pipework with concrete lintel to support wall over

ELECTRICS: All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed and tested by a person competent to do so or an installer not registered with a Part P Competent Person self-certification scheme but qualified to complete a BS 7671 Installation Certificate

PROPOSED TWO STOREY EXTENSION at SIDE of No.2 BURNHAM AVENUE, STAINCROSS, BARNSLEY

SCALES 1/100th and 1/50th at A1 (DO NOT SCALE)