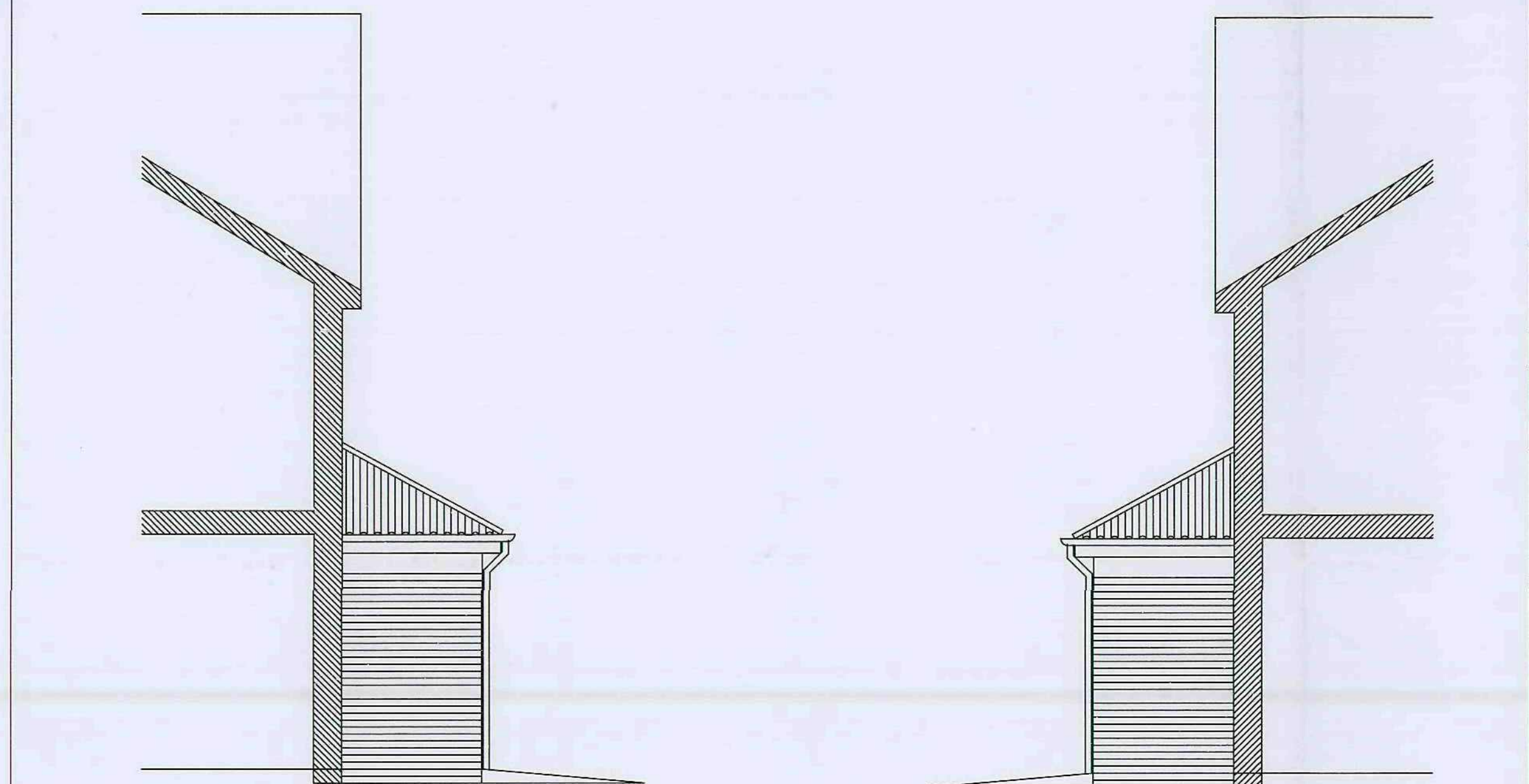
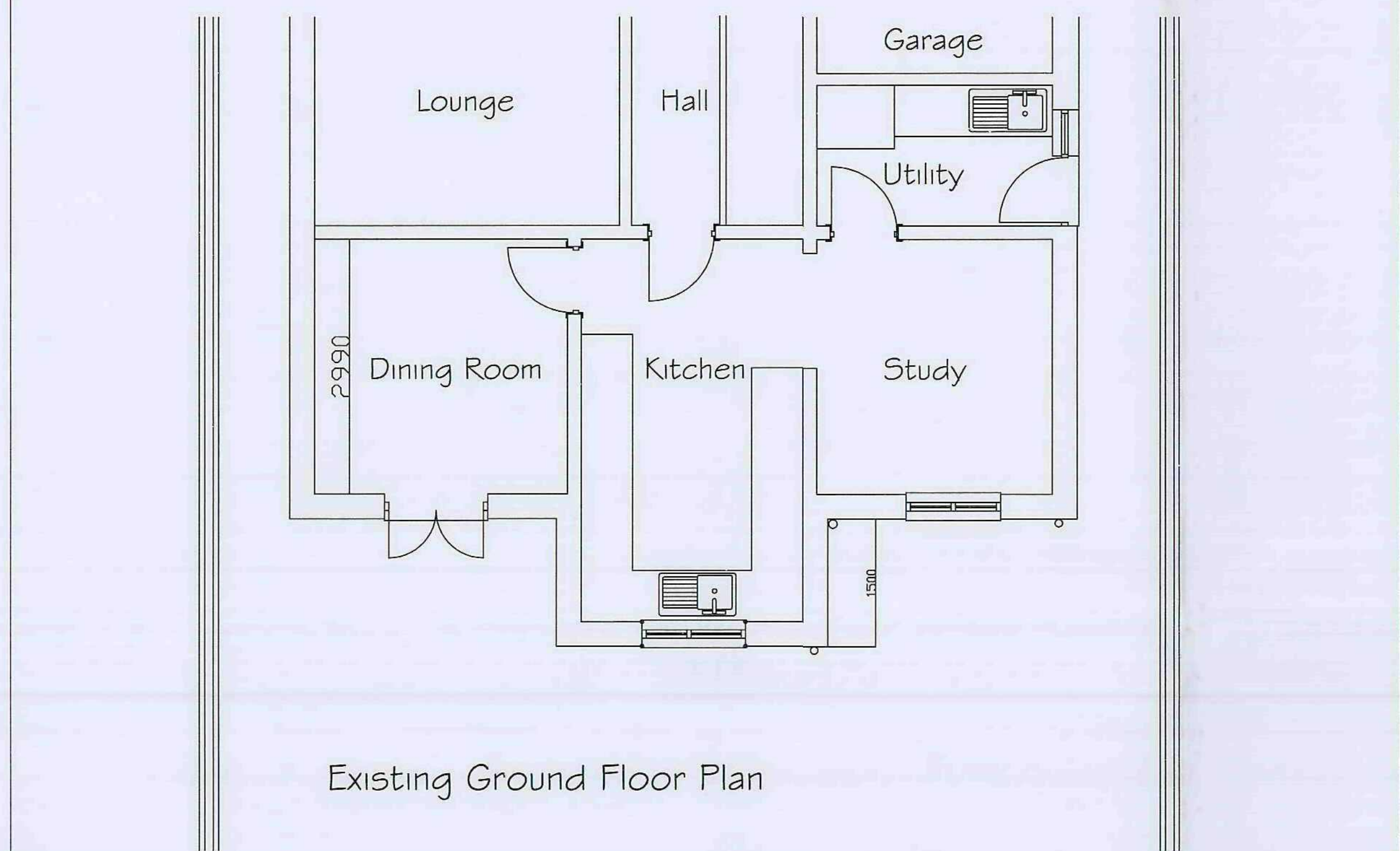
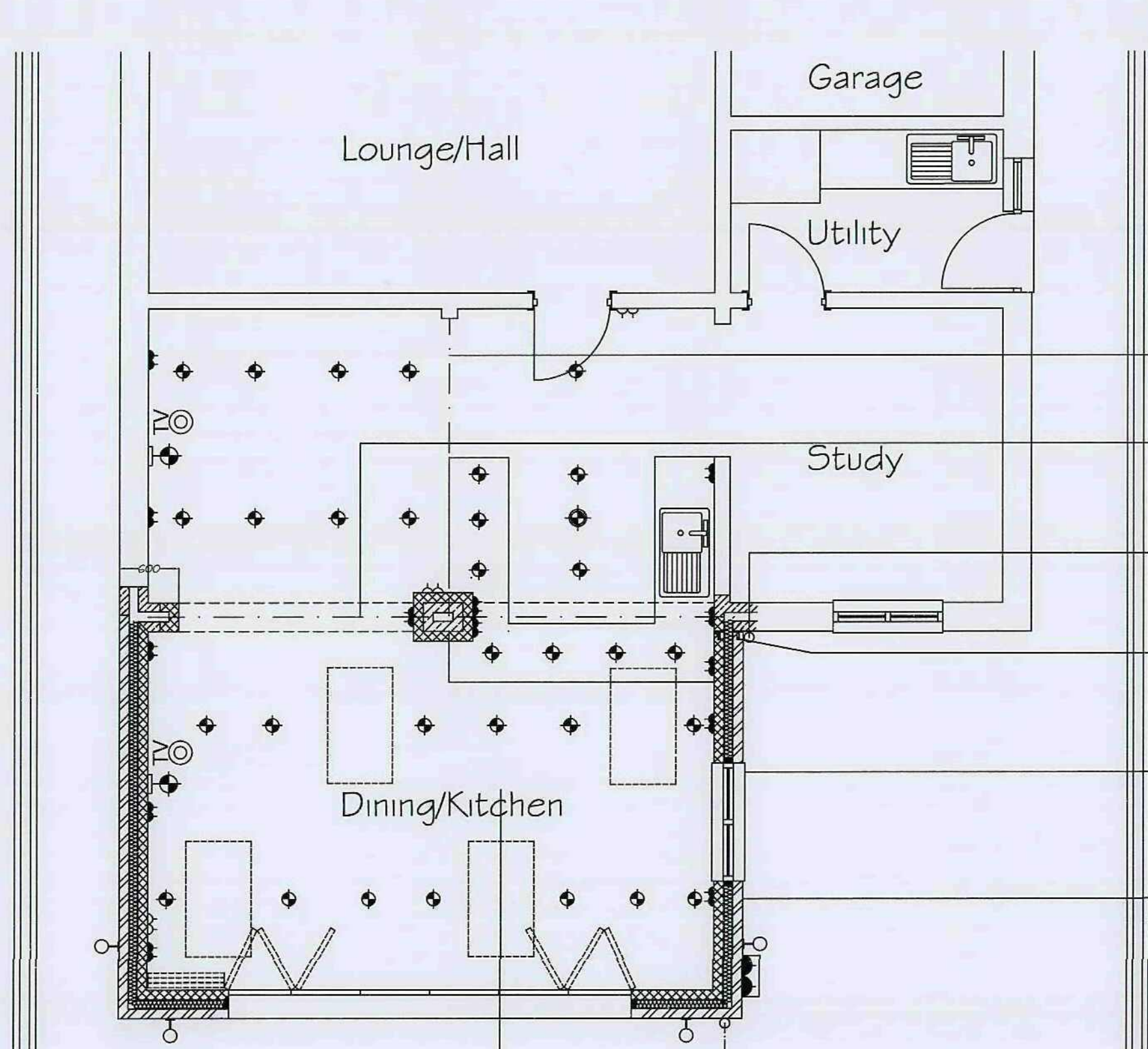
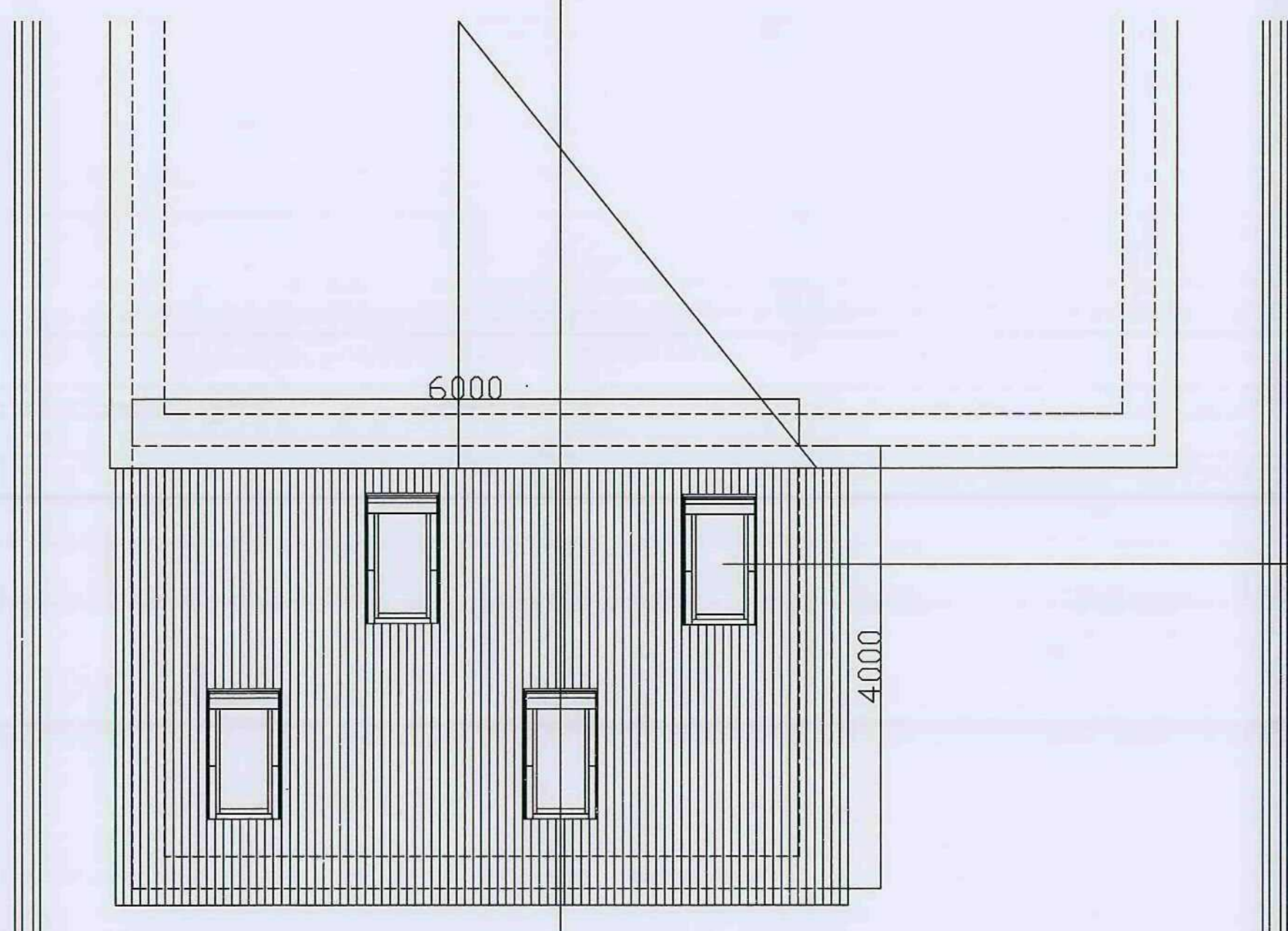




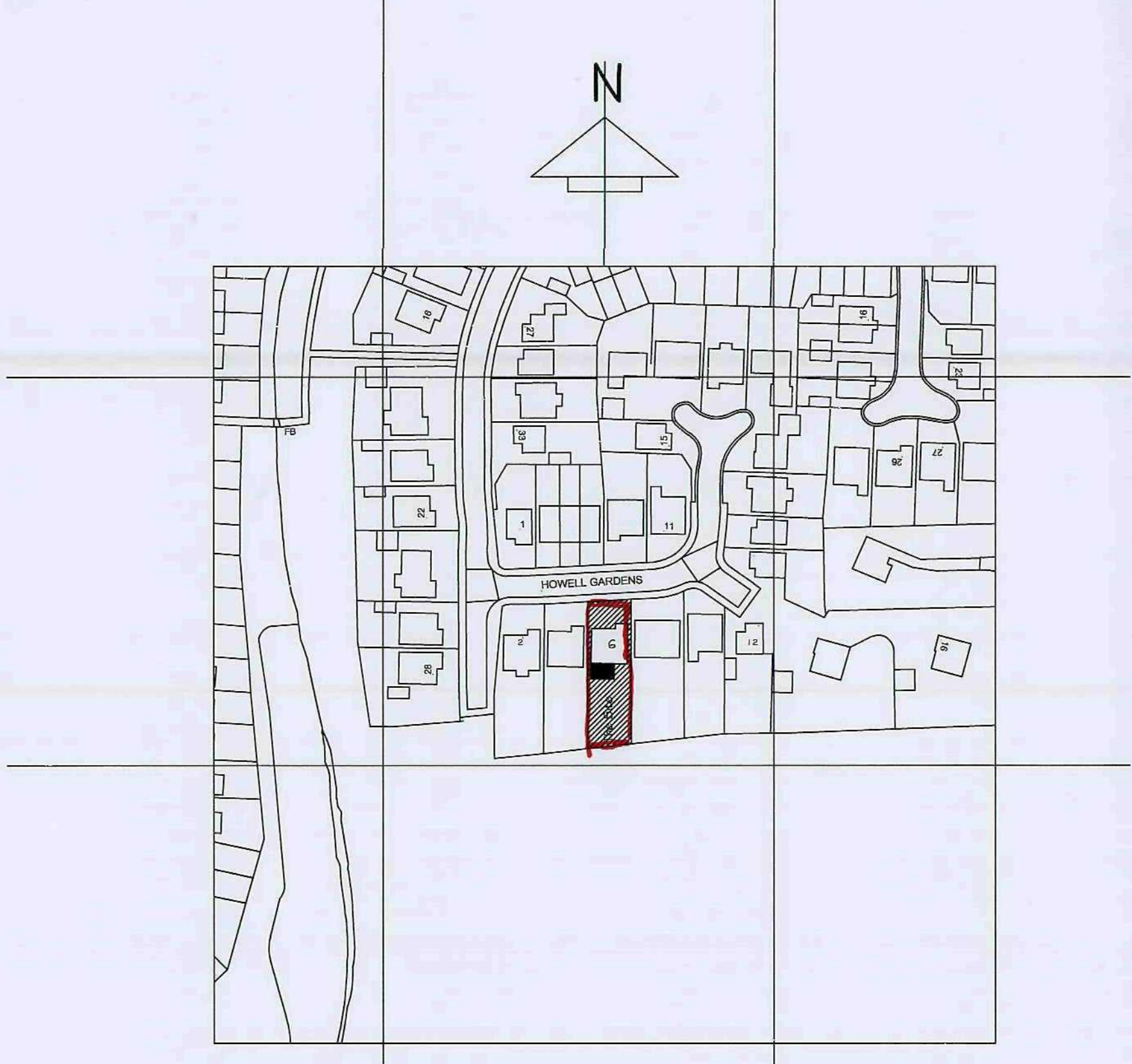
Property As Existing



Proposed Ground Floor Plan



Proposed Roof Plan



SITE LOCATION PLAN Sc: 1/1250

Existing Satellite dish to remain, cable is to be relocated prior to start of construction works

Naylor Lintel's Code ER3 or equal approved Concrete lintel

2no Naylor Lintel's Code ER3 or equal approved Concrete lintel over existing external wall

Existing SVP to be maintained and protected throughout construction period.

Arcon Staircase or equal approved wall starter kit for both leaves of external wall

Existing Kitchen window to be saved and reinstalled in new wall as shown to be set-out to course in.

External Walls: External Leaf to be 102.5mm Facing brick tomarch existing and to be approved by Rotherham Planning Department 100mm cavity miter leaf to be 100mm Thermastat Shield lead bearing insulating blockwork with 12.5mm plaster finish.Cavity insulation to be 50mm Kingspan Kooltherm K2 fitted in accordance with manufacturers instructions, leaving 50mm clear cavity, wall to achieve a U Value of 0.3Wm2K

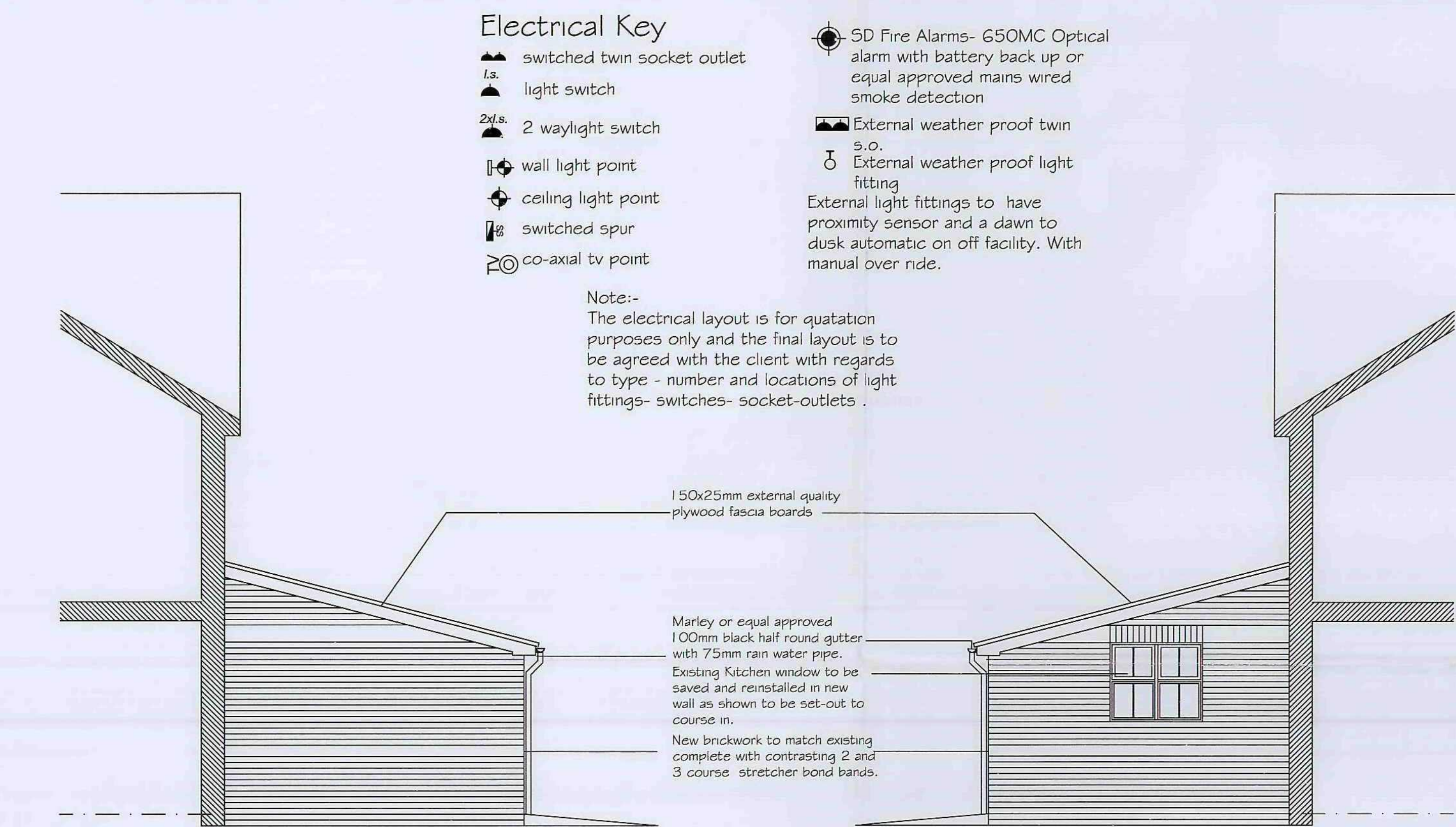
Cavities to be closed at door and window reveals using Thermastat 'Green' insulated cavity wall closers to suit a 100mm cavity.Stainless Steel Cavity wall ties to BS 1243 1957 AMD By Ancon Clark to be fixed at 450mm centres using themanufacturers insulation restraint clips, vertically and horizontally at 750mm centres, staggered and 225mm centres up reveals to openings.

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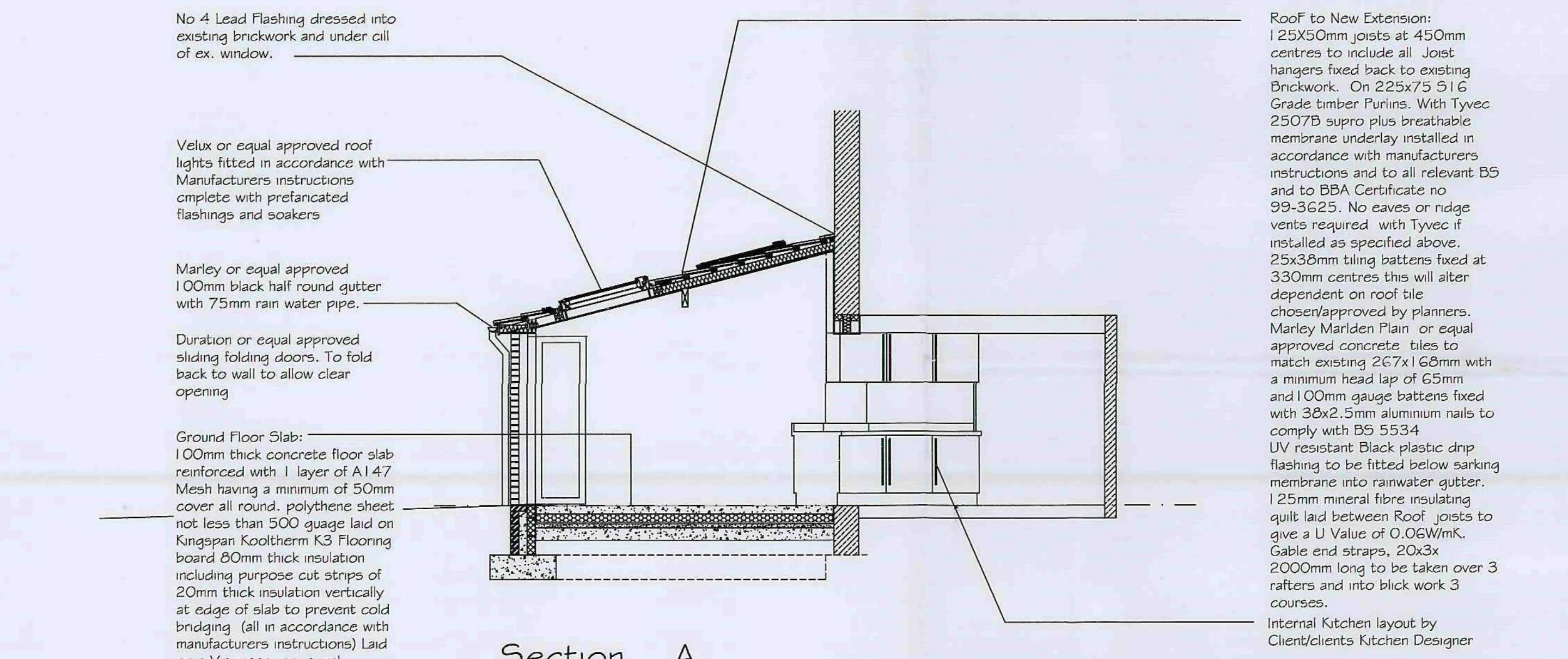
Note:- The electrical layout is for quotation purposes only and the final layout is to be agreed with the client with regards to type - number and locations of light fittings- switches- socket-outlets.

4 No Velux GHL FOG - 660X1178 Roof Light or equal approved with remote electrical operation complete with Blind. - Velux or equal approved pre-formed lead flashings and dressings



Proposed Side Elevation To Number 4

Proposed Side Elevation To Number 8



Section A

Roof to New Extension: 125x50mm joists at 450mm centres to include all. Joist hangers fixed back to existing Brckwork. On 225x75 51G Gable timber Purlins. With Tyvec 2507B supro plus breathable membrane underlay installed in accordance with manufacturers instructions and to all relevant BS and to BSA Certificate no 99-3625. No raves or ridge vents required. with Tyvec installed as specified above. 25x30mm baling battens fixed at 330mm centres this will alter dependent on roof tile choice(approved by planners. Marley Mariden Plain or equal approved concrete, tiles to match existing 267x160mm with a minimum head lap of 65mm and 100mm gauge battens fixed with 30x65mm aluminium nails to comply with BS 5534

UV resistant Black plastic drip flashing to be fitted below marking membrane into rainwater gutter. 125mm mineral fibre insulating quilt laid between Roof joists to give a U Value of 0.06Wm2K. Gable end straps, 20x6 2000mm long to be taken over 3 rafters and into brick work 3 courses.

Internal Kitchen layout by Client/Clients Kitchen Designer

The Contractor is to set out the internal width and height to ensure that the roof pitch is a minimum of 1:5P and will allow a min of 65mm upstand below existing window to bed room

Property As Proposed

Do not start construction until the Contractor has checked all dimensions on site and report discrepancies to the Contract Administrator

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Foundations: 600x450mm deep concrete foundations <20p Concrete with 1 layer A193Mesh reinforcement having a minimum of 50mm cover all round. Cover to foundations to be a minimum of 450mm, 1000mm on shrinkable clay, but to be agreed with Building Control Officer on site if ground ground conditions warrant it a sulphate resisting cement (sw to comply with BS5332B 1957) New foundations near trees-hedges-old foundations or drains are to be in accordance with NTRC guide lines. Any steps or foundations are to extend below the height of the steps or 300mm which ever is the greater.

Substructure: Cavity walls below dpc to be 7Nmm2 concrete blocks with external leaf constructed in semi-engineering being bricks for 3 courses below dpc. All cavities below ground level are to be filled using 1:2 concrete up to 75mm below external ground level and to be insulated from 75mm above external ground level as walls.

External Walls: External Leaf to be 102.5mm Facing brick tomarch existing and to be approved by Rotherham Planning Department 100mm cavity miter leaf to be 100mm Thermastat Shield lead bearing insulating blockwork with 12.5mm plaster finish.Cavity insulation to be 50mm Kingspan Kooltherm K2 fitted in accordance with manufacturers instructions, leaving 50mm clear cavity, wall to achieve a U Value of 0.3Wm2K

Cavities to be closed at door and window reveals using Thermastat 'Green' insulated cavity wall closers to suit a 100mm cavity.Stainless Steel Cavity wall ties to BS 1243 1957 AMD By Ancon Clark to be fixed at 450mm centres using themanufacturers insulation restraint clips, vertically and horizontally at 750mm centres, staggered and 225mm centres up reveals to openings.

Lintels: To be Celnic or equal approved Stainless steel insulated lintels with a minimum of 150mm end bearing, over all external openings.Internal openings to have Naylor or equal approved (R12 for spans up to 2400mm)concrete lintels with a minimum of 150mm end bearing.

Ground Floor Slab: 100mm thick concrete floor slab reinforced with 1 layer A147 Mesh having a minimum of 50mm cover all round polythene sheet not less than 200 gauge laid on Kings Kooltherm K3 Flooring board 80mm thick insulation including purpose cut strips of 20mm thick insulation vertically at edge of slab to prevent cold bridging (all in accordance with manufacturers instructions) Laid on a Visqueen or equal approved 1200 gauge dpm on 50mm sand blinding on 150mm Type 1 well compacted hardcore, the membrane is to be brought up the surrounding foundation walls to a suitable height that will allow it to be used as the dpc or connect to the dpc. Floor to achieve a U Value of 0.16Wm2K

Under Ground Drainage: To be 110mm diameter PVC underground pipe work laid a minimum fall of 1:40mm and a maximum of 1:40 in 150mm gullies and surrounded in accordance with BS 682 or 4660 1993 and in general to the good practice of BS 6350

Drains to have a min. of 600mm cover and where passing through walls 50mm concrete lintels having a minimum bearing of 150mm to be fixed over drain and to allow a gap of 75mm for movement all round. Openings to be sealed all round both sides with rodent proof material and void to be filled with compressible sealant to prevent entry of rats.

Inspection chambers if required to be 450x450mm diameter up to 1500mm deep with a maximum cover diameter of 450mm in garden areas. In drive and access areas 600mm or equal approved concrete rings are to be used.

Drains with in 1.0 mtr of any building foundations are to be encased in 150mm concrete tied and surrounded up to the level of the underside of the foundations. Surface water is to discharge via 100mm gutters into 63mm rainwater pipes into trapped gullies and into a separate surface water system.

The foul and surface water system are to be separate and are to connect into existing individual systems on site - on voiding side there were no visible signs of drainage routes it appears that these could be covered by the external hardtop landscaping - contractor is to allow for on site investigation to determine location.

Above Ground Drainage: Kitchen sink-washing machines and dishwashers to have 40mm diameter waste pipes with 75mm deep seal anti-vac traps.

Electrical Installation and Lighting: All to be undertaken by a suitably qualified and competent Electrical Engineer, to include all testing and certification to comply with Building Regulations Part P and to current MCHG Regulations.

All sockets power points etc. to be fixed between 450mm 1600mm above finished floor level.

To limit sound transmission between adjacent rooms no recessed boxes for switches or sockets are to be installed back to back and are to be offset 300mm in blockwork or set in adjacent bays in stud walls.

Lighting fittings are to be capable of accepting only low energy or fluorescent fittings (i.e. not bayonetES type longpin lamps) to be fitted in mm of 2 habitable rooms.

All new external lights to be controlled by photo electric cell in addition to any timer or manual control and accept only low energy fittings.

Smoke Alarms: To be installed to BS 5446 Paragraph 1.9 and wired to a separately fused circuit in the distribution board and fitted in circulation spaceswithin 7.5mtrs of the doorsto occupied rooms, to be ceiling mounted and at least 300mm from any walls or light fittingsThe sensor is to be between 25 and 600mm below the ceiling.

Ventilation: Kitchen to have a minimum of 4000mm2 background ventilation

Demolition: Removal methods of hazardous material. Type and location of adjoining properties that may be adversely affected by the works.

Identification - location disconnection and removal of services.

Arrangements for protection of personnel and public. Extent of Demolition: The existing off shoot kitchen will be taken down to foundation level and existing foundations will be removed.

Disconnection and Removal of Existing Services: The contractor will be responsible for locating and capping offmaking safe all statutory services (gas water electric telephoned) and will inform all relevant authorities prior to demolition commencing. Provide temporary support if required. Reduce dust periodically by spraying with water.

Adjoining Property: Prevent any damage and/or promptly repair. Report where/ if any defects are exposed or become apparent.

Partly Demolished Structures: Leave all works in a stable condition at the end of the working day and with any required propping or temporary support.

A 21/03/2011 Drawn: GM Check: GM Planning Application

g.s.marsh architectural services
803 newbold road, cutthorpe, chesterfield s41 9rp. tel:01246 236248 email: elgarpear@aol.com

drawn	check
gsm	gsm

PROJECT
ProposedHouse Extension at 6 Howell Gardens, Thurnscoe, Rotherham. S63 0UB

DRAWING
EXISTING & PROPOSED PLANS & ELEVATIONS

scale	date
1:50	05/03/2011

ref	number	rev
2011/05	002	A