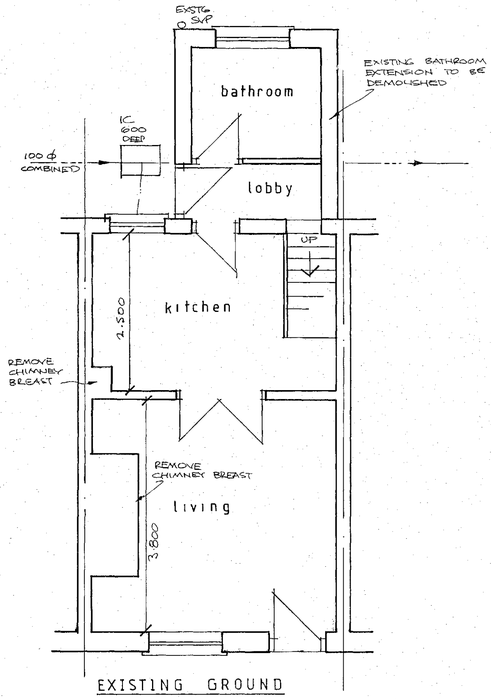
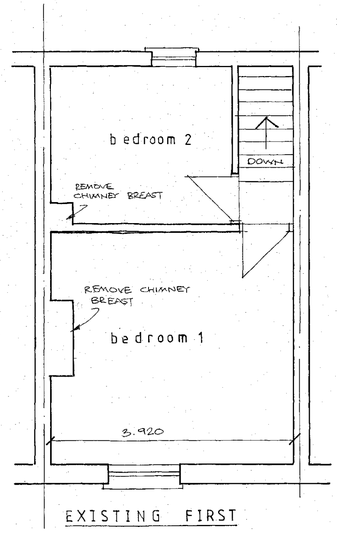
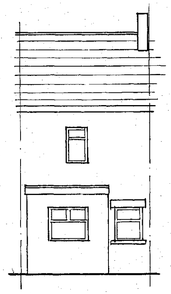


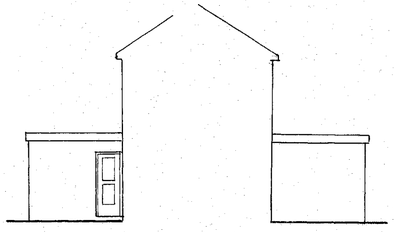
EXISTING GROUND



EXISTING FIRST

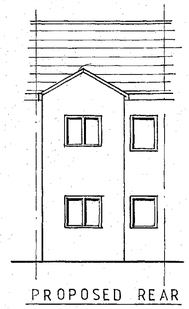


EXISTING REAR

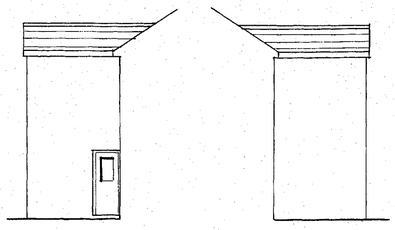


EXISTING SIDE

EXISTING SIDE



PROPOSED REAR



PROPOSED SIDE

PROPOSED SIDE

EXISTING SUBSTANDARD SINGLE STOREY EXTENSION TO REAR TO BE DEMOLISHED AND REPLACED WITH NEW TWO STOREY EXTENSION

ROOF: Natural grey slate as existing house roof on 38 x 25 battens on underlay felt to BS EN 13707; 100 x 47 rafters in class C16 timber at 600 centres at 30 degree pitch; rafters to bear on wallplate one end and on 200 x 25 ridge board; 100 x 75 treated wallplate fixed to blockwork at 1800 centres with 30 x 5 x 600 once bent galvanised m.s.straps; 10mm foil backed plasterboard ceiling with 38 x 38 noggins at edges on 120 x 47 ceiling joists in class C16 timber at 600 centres built off wallplate both ends; PVCu soffit and fascia board; 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); ventilators at soffit to give an equivalent area as 12mm continuous air gap; Code 4 lead valleys lapped under roof coverings min 230; 110 x 63 gutters to discharge to existing gutters and downpipes (no additional roof area connected to drainage

CAVITY WALLS: 100 thick external leaf in Celcon 3.6 N/mm² standard grade blockwork (or similar approved) rendered with sand cement mortar painted RAL 1015 light ivory coloured water resistant paint or other colour as approved by Development Management of Barnsley MBC; 100 cavity and 100 Celcon 3.6 N/mm² standard grade insulation block inner leaf (or similar approved) with 5mm plaster skim finish; full fill cavity wall insulation of Rockwool mineral fibre (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 cavities to be continuous; insulated cavity closers at openings fixed in accordance with manufacturer's instructions; 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 openings with min 150 end bearing; tray dpc over lintels with weep holes in blockwork; 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 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: 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 dpcs; 85 thick Kingspan Thermafloor TF70 zero ODP insulation board fixed laid on dpm under screed

FIRST FLOOR: 25 ptg boarding on 145 x 47 joists in in class C16 timber at 600 centres built into loadbearing walls both ends; 30 x 5mm lateral restraint straps at 1800 centres built into blockwork and nailed across first three joists with timber noggins to brace straps; 10mm plaster board with 5mm plaster skim finish to ceiling; floor to have sound insulation consisting of 10 thickness of 45kg/m³ sound insulation quilt laid between joists; floor joists doubled up under studs

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

Bathroom: vented with window having obscure glazing and some part of opening light 1750 above floor level together with mechanical extractor fan of 15 litres/sec intermittent extraction rate

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

2 No. Naylor Spanlite R6 prestressed concrete lintels to window over Bedroom 2 window with min 150 end bearing

STAIRCASE: Existing defective and non-compliant staircase removed and replaced with new staircase off living room; staircase to be 850 wide, 41.9 degree pitch with 207 risers and 230 treads; headroom minimum 2000 measured vertically above pitch line and 1500 measured at right angles to pitch line; balustrade fixed to open side of staircase 900 above pitch line with vertical spindles fixed at 100 centres; risers ex 25 timber, treads ex 38 timber and strings ex 250 x 38 timber; 10mm plasterboard ceiling with 5mm plaster finish to underside

DRAINAGE: 38 waste to kitchen sink to existing back inlet gully; new bathroom connected to repositioned SVP with slow radius rest bend to existing drainage connection; SVP to terminate in balloon grating discharging 1000 above any opening light; 75 deep seal traps to all bathroom appliances with 32 waste to hand basin, 38 waste to bath and 100 waste to WC; no waste connected to SVP within 200 of WC connection; 38 waste to kitchen sink with 75 deep seal trap; drains passing under extension to be protected by taking foundations below level of pipework with concrete lintel to support walls; all work to satisfaction of Local Building Inspector and Yorkshire Water

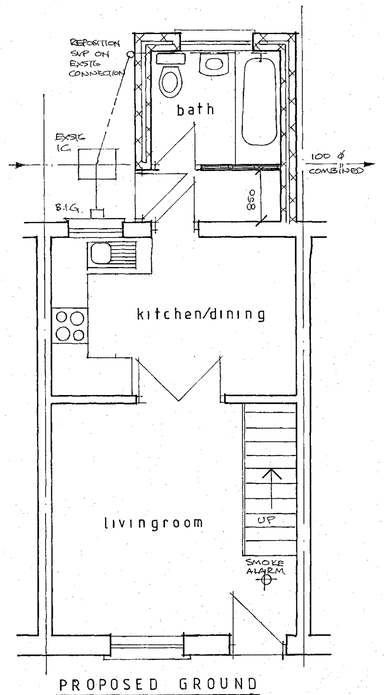
ELECTRICS: All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed and tested by a person competent to do so or an installer not registered with a Part P Competent Person self-certification scheme but qualified to complete a BS 7671 Installation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

Smoke detector/alarm: Optical type smoke detectors/alarms to landing and hallway in accordance with BS 5839-6:2004; detectors to be wired to mains electricity with separate fuse in fuse box with 3 hour battery backup; alarms interconnected so both sirens sound if alarm triggered

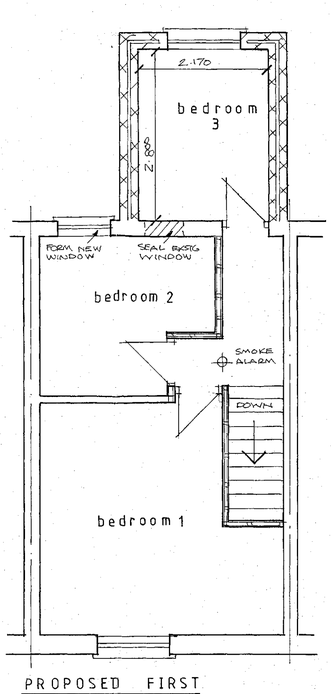
HEATING and PLUMBING: Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; Thermostatic radiator valves to all new radiators; Hot and cold water to kitchen sink, wash hand basin and bath with hot tap located on left hand side

Defective brickwork to rear elevation to be clad with 50mm thickness of Thermo-Shell (or similar approved) rock mineral wool board fixed in accordance with manufacturer's instructions and rendered with coloured polymer render to match rendering to new wall to extension.

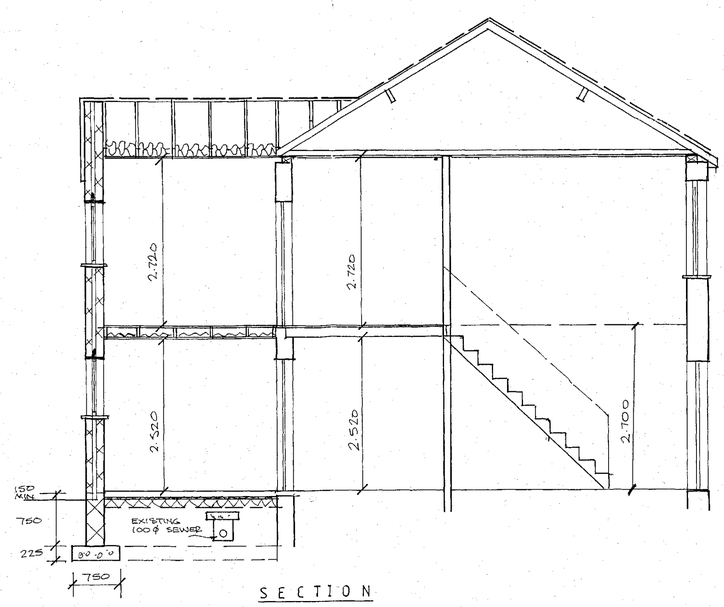
Existing chimney breast and stack to be removed full height and party walls in roof space to be built up and fire-stopped; adjacent owners notified in accordance with requirements of the Party Wall Act 1996



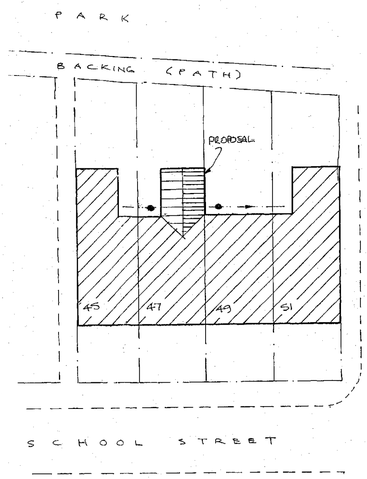
PROPOSED GROUND



PROPOSED FIRST



SECTION



SITE PLAN 1/200

PROPOSED TWO STOREY EXTENSION at REAR of No.47 SCHOOL STREET, DARFIELD, BARNSLEY

SCALES 1/50th and 1/100th