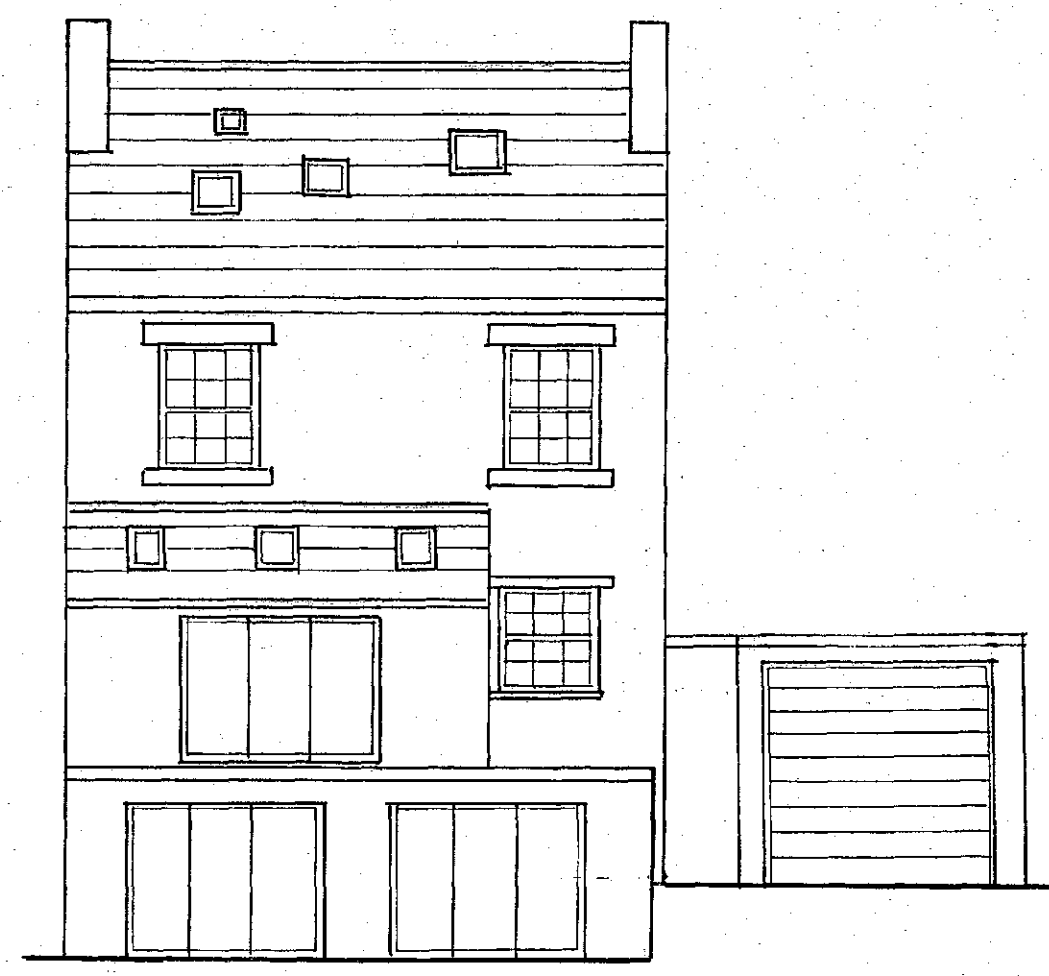


EXISTING FRONT



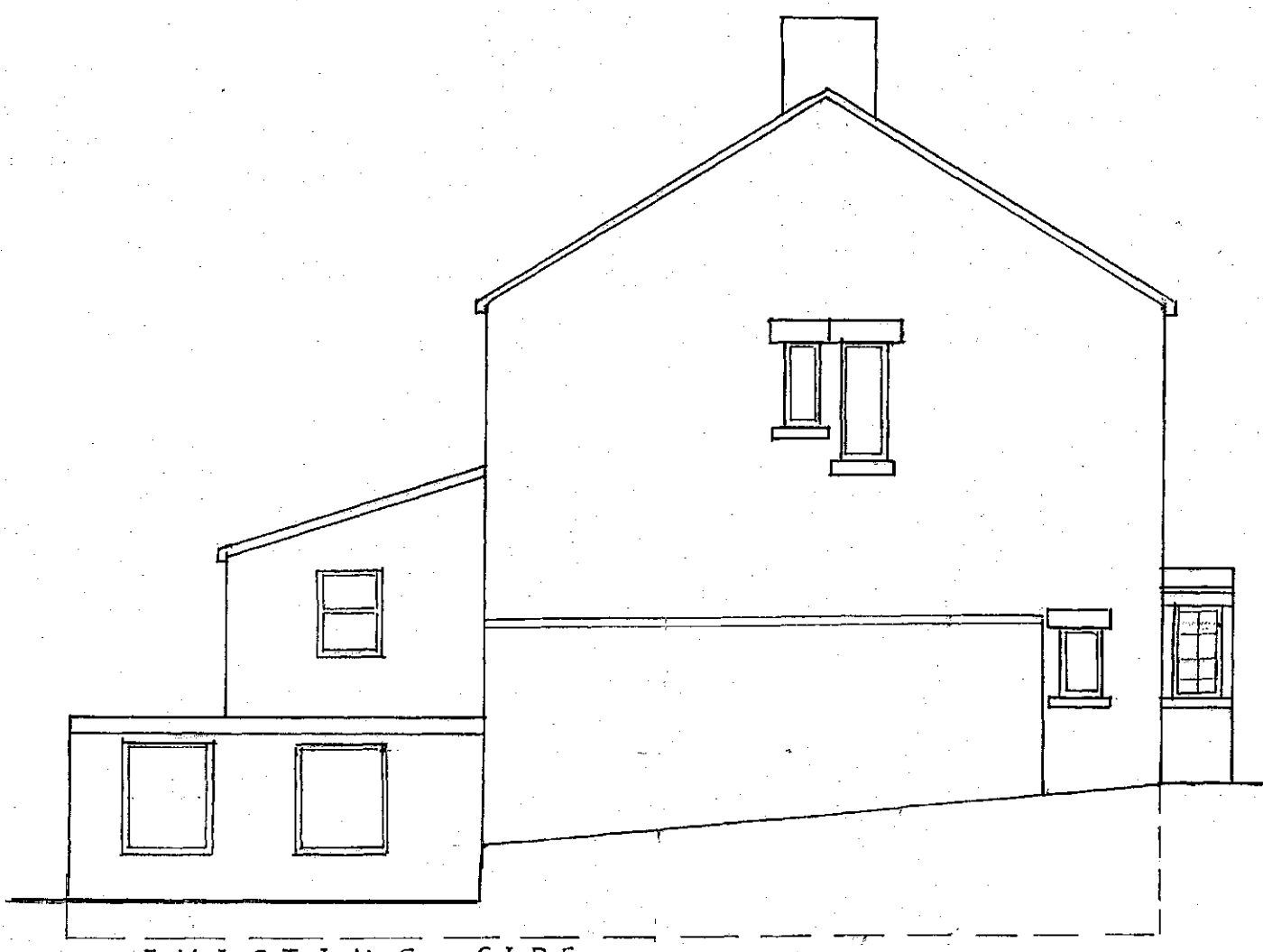
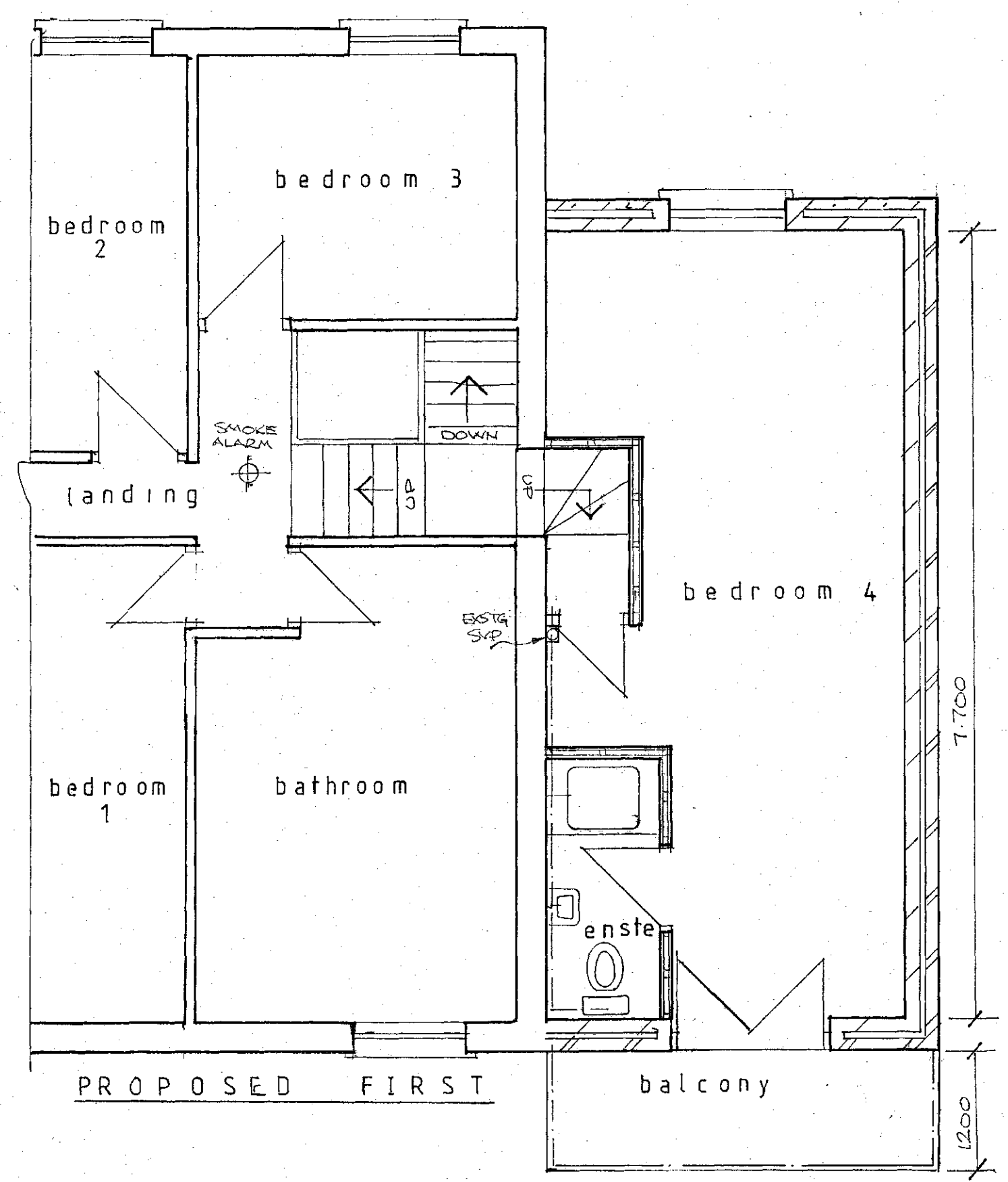
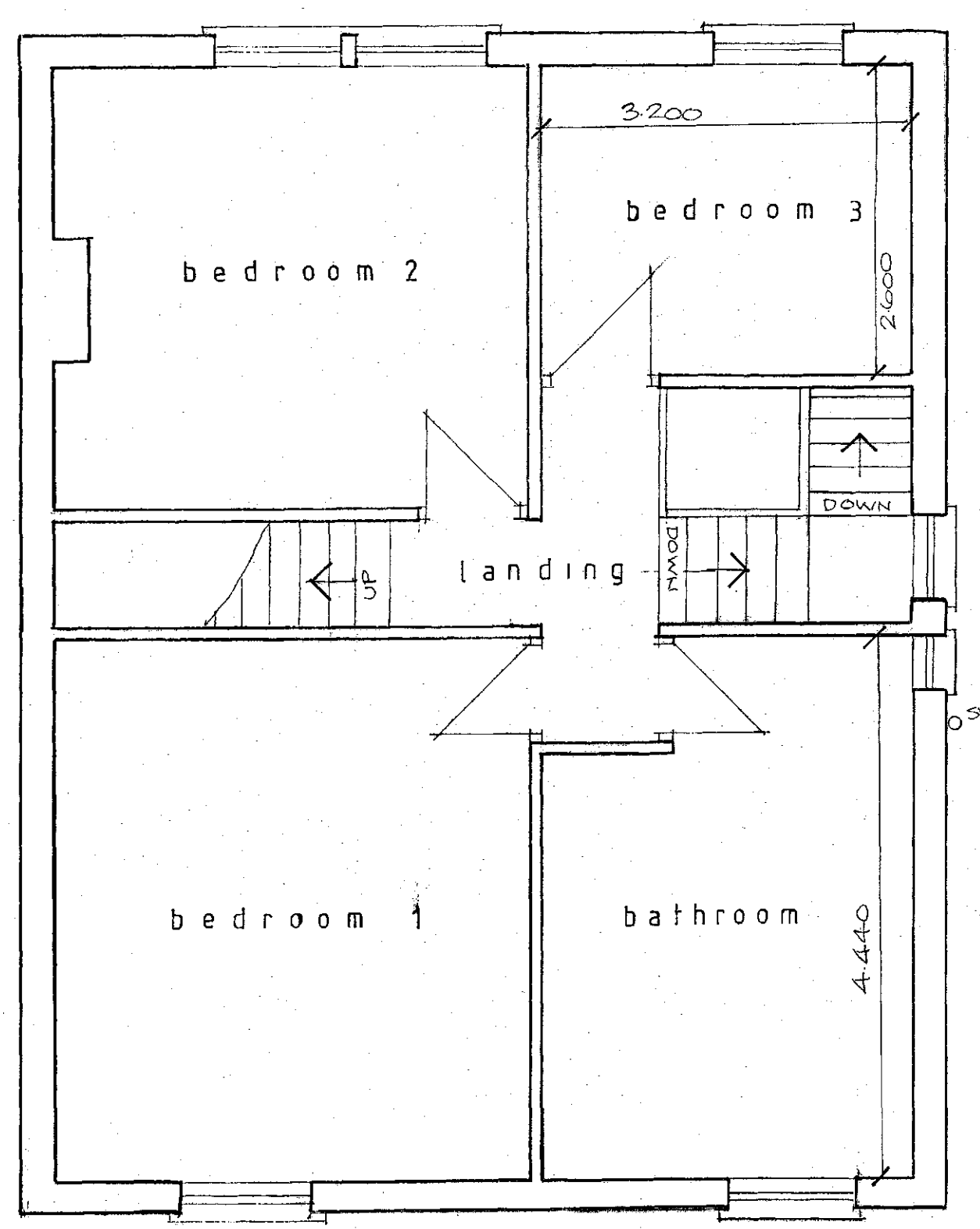
PROPOSED FRONT



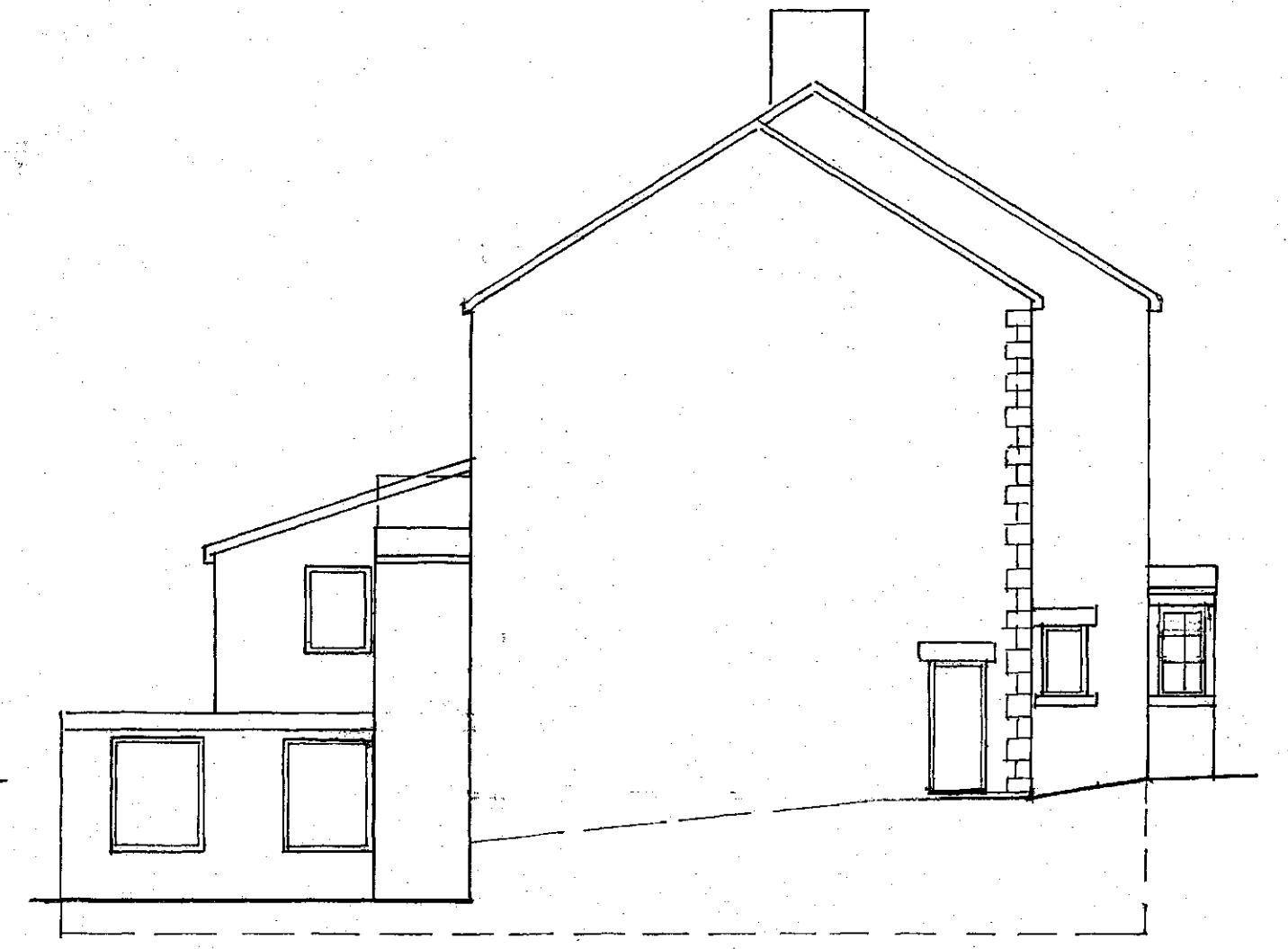
EXISTING REAR



PROPOSED REAR



EXISTING SIDE



PROPOSED SIDE

EXISTING DETACHED FLAT ROOFED GARAGE TO BE DEMOLISHED

ROOF: Redland "Rosemary" Classic clay roof tiles as existing roof

WALLS: Front elevation in natural coursed sandstone with sandstone quoins, lintels, mullions and cills to match existing house; side and rear elevations in brickwork in colour to be approved by Planning Officer and to match existing house

Balcony 1200 wide balcony to be formed at rear of extension

PROPOSED TWO STOREY EXTENSION at SIDE of 191 DODWORTH ROAD, BARNSELY

PLAN 1 of 2: PLANS and ELEVATIONS

SCALES 1/50th and 1/100th

EXISTING DETACHED FLAT ROOFED GARAGE TO BE DEMOLISHED

ROOF: Redland "Rosemary" Classic clay roof tiles as existing roof laid on 38 x 25 tiling battens on underlay felt to BS EN 13707; verge and eaves tiles twice clipped; 100 x 38 rafters in Strength Class C16 timber at 450 centres at 30 degree pitch; rafters to bear on wallplate on 200 x 25 ridge board and on 275 x 63 purlins in Strength Class C24 timber at 1800 centres; 100 x 75 treated wallplate fixed to blockwork at 1800 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 max 1800 centres built into wall and nailed across first 3 rafters; 120 x 38 ceiling joists at 450 centres in Strength Class C16 timber at 2100 centres with 225 x 75 binders in Strength Class C24 timber at 2100 centres; 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 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 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

CAVITY WALLS: Front elevation in 125 bed of natural coursed sandstone with sandstone quoins, lintels, mullions and cills to match existing house; cavity side of stonework fair faced to maintain full cavity width; side and rear elevations in 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer and 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; stonework, 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 openings and CX90/100 extra heavy duty to garage door; all lintels to have minimum 150 end bearing; tray dpc over lintels with weep holes in stonework; 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; foundations stepped to below level of cellar to eliminate loads bearing onto existing cellar wall; mass concrete fill adjacent to cellar wall with Grace Bituthene 4000 tanking membrane tied into dpm

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

GARAGE FLOOR: 65 thick concrete screed with light mesh reinforcement with a minimum compressive strength of 21N/mm² laid on 1200 gauge dpm; 1350kg/m³ medium weight aggregate infill blocks laid between; 120 wide x 150 deep reinforced concrete floor beams at 520 centres, floor beams designed and manufactured in accordance with EN 15037-1:2008; floor beams built into new and existing loadbearing walls

FIRST FLOOR: 25 ptg boarding on 170 x 50 joists in Strength Class C16 timber at 450 centres built into loadbearing walls one end and hung off heavy duty wall hangers fixed to existing wall other end; 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; 12.5mm Promat "Supalux" fire resistant boarding to garage ceiling with 80 thick Kingspan Kooltherm K3 zero ODP rigid urethane insulation board fixed between joists on 25 x 25 timber battens screwed to joists to achieve a U value of 0.22 W/m²K; floor over garage also to have sound insulation consisting of 10 thickness of 45kg/m³ density sound insulation quilt laid between joists

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 existing house to be escape windows to bedrooms with an unobstructed openable area min 0.33m² in area, minimum 450 high x 450 wide with bottom of openable area min 1100mm from floor; all windows to be fitted by FENSA registered contractor

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

Ensuite: vented with mechanical extractor fan of 15 litres/sec intermittent extraction rate operated from light switch with 15 minute overrun when light extinguished

Half hour fire resistant doors new bedroom to have self-closing device closing onto 25mm rebates

STAIRCASE: 850 wide timber staircase with 200 risers and 230 treads; tapered treads to be same going minimum 50 wide and 230 going at centre of tread; headroom minimum 2000 measured vertically above pitch line; handrail fixed to one side of stair 900 above pitch line; risers ex 25 timber, treads ex 38 timber and strings ex 250 x 38 timber; 12.5mm Promat "Supalux" fire resistant boarding to underside with insulation as described under ceiling above.

DRAINAGE: new ensuite connected to existing SVP; SVP to be boxed in with sound insulation fitted in accordance with requirements of Building Regulations; anti-vac 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; 110 x 63 gutters to discharge to new 50 square downpipe and gully at front and repositioned downpipe and gully at rear; no increase in impermeable area as existing garage with same roof area already connects to combined system; new drain connections 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 40; drains passing under extension to be protected by taking foundations below level of pipework with concrete lintel to support wall over; Existing IC to be brought up to garage floor level fitted with cast iron airtight cover and frame with screw down cover with rubber gasket; all work to satisfaction of Local Building Inspector

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 fitted in kitchen 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

Electrically operated roller shutter garage door to front with manual opening system to allow operation in event of motor failure

Balcony to be formed at rear by building fully bonded 225 brick piers either side of extension; doubled up 225 x 75 timber trimmer and 150 x 50 floor joists in Strength Class C16 timber at 450 centres; 25 timber decking with Polyroof (or similar approved) GRP flat roof system to consist of PolyBase and Polymat 450 decking fixed in accordance with manufacturer's instructions and specifications at a minimum coverage rate of 1.2 litres/m² with Polyroof 185C Flexi-Resin Top Coat at a minimum coverage rate of 0.6 litres/m²; wrought iron balustrade fixed to open side of balcony 1000 above floor level with vertical spindles at 100 centres

PROPOSED TWO STOREY EXTENSION at SIDE of 191 DODWORTH ROAD, BARNSELY

PLAN 2 of 2: SECTION, SITE PLAN and CONSTRUCTION DETAILS

